

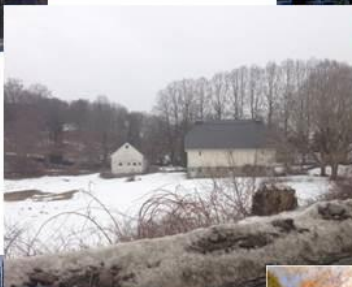
Survey of Historic Buildings for the Town of Bedford, New York

DRAFT

Steward Preservation Services LLC

TKS Historic Resources, Inc.

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Acknowledgements

The range of information and type of research required to complete an historic resources survey inherently necessitates the contributions of many people, without whose insight and expertise successful completion would not be possible. As such, this historic survey of the Town of Bedford benefitted from the amenable and generous assistance of a number of individuals. A notable debt of gratitude is owed to the project team including John Stockbridge, Town Historian and Chair of the Town of Bedford Historic Building Preservation Commission, Shelley Smith, member of the Historic Building Preservation Commission, as well as the rest of the Preservation Commission members. Additionally we need to thank Anne Paglia, Secretary of the Historic Building Preservation Commission for her assistance with Bedford's Pictometry images and Christina Rae, Assistant to Town Historian.

The researchers have endeavored to generate an overview document and forms that are as up-to-date and accurate as possible. This does not, however, preclude that value or need for additional data or corrections. Anyone with further information or insight is encouraged to contact John Stockbridge, Town Historian.

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Introduction

The intention of this project was to survey the historic resources of the Town of Bedford at the Reconnaissance Level according to the standards of the Secretary of the Interior's Standards for Surveys as published by the National Park Service. As the project evolved and in order to meet the requests of the Town's Historic Preservation Commission, the survey expanded beyond the Reconnaissance Level Survey parameters. This report serves to explain the methodology utilized for the survey, provide a broad analysis of the Town's historic architecture surveyed and make recommendations for the Town's historic preservation efforts.

A primary objective of this historic survey was to document and assess the integrity of the included structures. This was done in an effort to acknowledge the historic value of the resources surveyed, as well as to supplement the Town's historic record. Extensively documented and adequately preserved historic resources are often limited to those related to notable figures, or are those that are the oldest or most architecturally detailed. Historic Resource Inventory studies, however, allow for a broad analysis of the resources in a survey area and help to draw out those that may have been overlooked or undervalued. While recommendations were made both in this report and on the survey forms, these should not be seen as mandates. It is our intention to provide information about Bedford's historic and architectural resources and recommendations for preserving those resources. Ultimately it is up to the community to determine how to protect and value those resources.

Historic Resource Inventories play an important role in various governmental planning processes and allow both the New York State Historic Preservation Office and town planning departments to identify state and federal projects that might impact historic resources. Well-preserved built environments contribute to an area's quality of life and municipalities benefit directly from efforts to maintain the unique makeup and aesthetic diversity of their historic neighborhoods. Historic Resource Inventories help to reduce tear-downs, increase local infrastructure investment, and facilitate economic development by informing local governments and populations of the quality and character of their significance from the role they have played in the community and from the value the community places on them as a result.

Methodology

This survey of the historic resources in the Town of Bedford, New York was conducted by architectural historians Karen A. Kennedy and Sarah Bean Apmann of TKS Historic Resources, Inc., and architectural conservator Joel Snodgrass of Stewardship Preservation Services LLC. All three consultants meet the guidelines and the professional qualification standards for architectural historians according to the National Park Service Professional Qualification Standards 36 CFR61. Fieldwork, photo documentation, research and writing were carried out between September, 2013 and February, 2014. The consultants reviewed additional properties that were not reviewed during this field work with information and photographs provided by the Bedford Historic Commission. Copies of the database, survey forms and report will be submitted to the Bedford Town Historian.

At the outset of this project, the Town Historian provided the consultants with an initial list of historic properties identified by the Preservation Commission. Although the list included structures in the two National Register Historic Districts, the Bedford Village Historic District (90NR02426) and the Katonah Village Historic District (00NR01709), it was understood that structures from these Districts were not to be included in the Survey.

Following a windshield survey with the Town Historian, the consultants conducted a ground survey by visiting each property during the field work phase and recording the information and taking photographs, when the property was visible from the street. The consultants gathered all information during the ground survey from street view and in no case was property trespassed. During this field work, properties were eliminated from the list and added in consultation with the Town Historian. The field documentation was supplemented with other public data from the Town's old tax assessor's records, the Town Historian's Files and historic and present day maps. The information was recorded in a database created by the consultants which is linked to the New York State Building Inventory Form (detailed below).

This survey was not exempt from its challenges. Many of the structures were not visible from street view. In such cases, the consultants relied on Bing Maps to record information and the Town's Pictometry for photograph documentation. Using these tools, assessments could usually still be made on the structure's historic integrity. Even when the structures were visible, there were cases where photographic documentation was inhibited by foliage and required secondary visits for proper documentation. Finally, some addresses initially provided by the Town were incorrect. When a reasonable substitution could not be made, i.e. another historic structure in close proximity, the address was eliminated from the survey.

This survey represents an inventory of historic and architectural resources and no attempt was made to identify archaeological sites. Such an endeavor would have been beyond the scope of this study and would have necessitated specialized procedures,

extensive fieldwork, and a greater allocation of resources. Additionally, while this survey went beyond the typical bounds of a Reconnaissance Level Survey, it is not as extensive as an Intensive Level Survey as defined by the National Park Service. An Intensive Level Survey would require a greater level of research on each of the properties and the survey areas with the intention of being able to make definitive National Register Eligibility recommendations. Additionally, this type of survey would benefit from input from the New York State Historic Preservation Office.

The Historic Resource Inventory Form

A Historic Resource Inventory form was prepared for each historic resource surveyed in a Microsoft Office Access database. These were completed following a standard electronic format created by the New York State Office of Parks, Recreation and Historic Preservation, the state agency responsible for historic preservation. Each form is divided into four main sections. These provide background, architectural, and historical information on the resource, and include; their street name and number, type of use, architect/builder (if known), approximate date of construction, construction materials and details, physical condition of the resource, a narrative description of the resource (including architectural style), a narrative description of significance, a section for additional information on the structure and exterior photograph(s).

Property Name

In many cases, the property name of a resource serves as an indicator of its historical significance. When referring to public or commercial buildings, churches, community centers, etc., a property name is based upon a structure's earliest known use and is typically straightforward. In the case of residential buildings, things become a bit more complicated. Homes that typically housed the same family for a number of generations typically carry the surname of this family as their historic name. However, those homes that frequently changed hands or were rental properties are difficult to classify in this manner and generally don't have an historic name.

Owner Name and Address

This information is provided for an Intensive Level Survey, but is not necessary for a Reconnaissance Level Survey. For this survey the consultants used the owner section to input section block and lot where available.

Original Use/Current Use

Historic and Current uses were recorded here such as single family domestic, multi family domestic, commercial, social, government, education, religion, recreation/culture, industry, healthcare and transportation. Historic use where documentation did not exist, was based on a visual assessment.

Architect/Builder (if known)

Most of the structures in this survey were single family domestic in their use. It is rare that such structures have their architects or builders recorded.

Date of Construction

The evaluation of the date of original construction is a visual assessment based upon the structure's architectural detail and construction methods, and information gleaned from archival sources, including maps and atlases. The tax assessors cards from the early 1930's frequently recorded the age of the structure based on the owner's information (see additional information). However, this information had to be in line with the style of the house in order to be considered reliable.

Materials – Exterior Walls, Roof, Foundation and Other

This information was recorded when visible from the street. When relying on Bing Maps (aerial photography) in assessing the structure, this information frequently could not be determined.

Alterations

Alterations which were obvious from street view were recorded here.

Condition

Condition assessments were based on a visual investigation of the exterior of the structures. Buildings listed as "excellent" were in very good condition. Buildings listed as being in "good" condition lacked any glaring structural problems. Those listed as "fair" had problems, including badly peeling paint, cracked siding and windows, or damaged roofs, which if left unattended, could result in serious damage. "Deteriorated" structures indicate severe exterior problems and neglect.

Narrative Description of Property

Descriptions were based upon accepted terminology laid out in *A Field Guide to American Houses* by Virginia and Lee McAlester (Alfred A. Knopf: New York, 1984) and *A Field Guide to American Architecture* by Carole Rifkind (Penguin Books: New York, 1980). Here the resource's general description was recorded including construction method, number of stories/bays, roof type, materials, ornamentation and features setting, and architectural style.

The most commonly applied architectural styles are described below in this report. Some of the resources did not fall into a specific category as they combine more than one style in a period. These were classified as "Eclectic." Structures where the façade has been recently modernized were classified as "Modern." There were a number of structures which were built as farm houses without a style and ornamentation. In those cases the structure's style was assigned as "Vernacular."

Georgian (1700-1780; locally to 1830) – Georgian was the dominant style of the English colonies from 1700-1780. Identifying features include a centered, paneled front door with divided light transom capped by an elaborate crown and supported by decorative pilasters. The cornice typically consisted of dentil molding and windows were double hung with small panes. Side gable and gambrel roofs are the most common in the northern and middle colonies. The hipped roof is less common in these areas, though

not unusual. Brick or stone construction as well as wood-frame with shingle or clapboard were the most common in these areas.

Adam/Federal (1780-1820; locally to circa 1840) – This was the dominant style in the United States during this time, a period in which the population grew from 3 million to about 10 million. The style reached its zenith in port cities of the eastern seaboard, including New York. It is most commonly a simple box form with side gable roof, two or more rooms deep, with doors and windows arranged in strict symmetry.

Greek Revival (1825-1860) – The Greek Revival Style is based on a Classical vocabulary that was flexible enough to articulate both local vernacular and sophisticated design, making this a popular style across the United States. Identifying features include a gabled or hipped roof of low pitch, a cornice line with a wide band of trim representing the Classical entablature, entry or full-width porches, columns, and front door entry with transom and sidelights.

Gothic Revival (1840-1880) and Late Gothic Revival (1880-1890) – The Gothic Revival style is based on the architecture of medieval England. Resurgent forms gained popularity in that country during the 18th century before appearing in the United States in the 1830s. The style's definitive characteristics include steeply-pitched roofs with steep cross-gables, wall surfaces and windows extending into the gables, Gothic-inspired (typically arched) windows, and one-story porches. Decorative elements include intricate verge boards in the gables, and detailed hoods over the windows and doors.

Italianate (1840-1885) – The Italianate, like the Gothic Revival, began in England before making its way into American architecture in the first half of the 19th century. The style was influenced by Italian country homes and Renaissance-era villas, yet developed into an entirely indigenous form once established in the United States. Italianate homes are typically two or three stories in height and have low-pitched (usually hipped or gable) roofs with widely overhanging eaves and detailed brackets. Tall and narrow windows are common and often have arched or curved window tops. Windows and doors are frequently crowned with decorative hoods. Commercial buildings are generally two to four stories in height with flat roof lines, bracketed cornices and other details similar to home construction of the time period in this style.

Folk National (c. 1850-1890) – With the development and proliferation of the railroad in the United States, builders of modest dwellings no longer had to rely on local materials for construction. Sawn wood was more readily available frequently employing balloon framing. However, traditional shapes persisted and fall into six categories: gable front, gable front & wing, hall & parlor, I-house, massed plan/side gable, and pyramidal.

French Second Empire (1855-1885) – The French Second Empire style was a dominant style for American houses and public buildings during this time period. It was considered very modern as it imitated the latest French building fashions. The distinctive roof, which is the principal characterization of this style, was named for the

17th century architect Francois Mansart. Decorative patterns of color or texture are common in the roofing materials as is iron cresting above the upper cornice. If a tower is present, it may have a roof silhouette different from that of the main block. Dormers and dormer windows appear in a variety of styles. Below the roofline, comparisons can be drawn to the Italianate style: Italianate brackets at the cornice line; similar window, door and porch details.

Folk Victorian (1870-1910) – This style is identified by simple folk house forms with Victorian decorative detailing which is generally much less elaborate than seen in other styles from the Victorian era. The details usually draw from the Italianate and Queen Anne styles and are typically seen in the porches and cornices.

Shingle Style (1880-1900) – The Shingle Style was an unusually free-form and variable style; without the ubiquitous shingle cladding, it would be difficult to relate many of its different expressions. One reason for this great range of variation is that it remained primarily a high-fashion architect's style, rather than becoming widely adapted to mass vernacular housing, as did the contemporaneous Queen Anne. Among the innovative designers working in the style were Henry Hobson Richardson and William Ralph Emerson of Boston; John Calvin Stevens of Portland, Maine; McKim, Mead & White, Bruce Price, and Lamb and Rich of New York; Wilson Eyre of Philadelphia; and Willis Polk of San Francisco. Identifying features include wall cladding and roof cladding of continuous wood shingles; shingled walls without interruption at corners; asymmetrical façade with irregular, steeply pitched roof line; roof lines with intersecting gables and multi-level eaves; and extensive porches.

Queen Anne (1880-1910) – The Queen Anne style was the dominant residential form during the closing decades of the 19th century. The Queen Anne was popularized by a school of English architects, led by Richard Norman Shaw, and drew from English medieval models. Identifying features include steeply-pitched roofs of irregular shape and gable height, often with dominant, front-facing gables. Details include elaborate shingle or masonry patterns, cutaway bay windows, multi-story towers, and single-or multi-story porches. Other decorative elements include porch and gable ornamentation.

Chateausque (1880-1910) – This is a rare style used primarily for architect-designed landmark structures. It is loosely based on the monumental 16th century chateaus of France which combined earlier Gothic elements with that century's increasingly fashionable trend toward Renaissance detailing. The style was popularized in this country by Richard Morris Hunt, the first American architect to study at the Ecole des Beaux-Arts. Scattered examples are found throughout the country but are most frequent in the larger cities of the northeastern states. The majority date from the late 1880s and 1890s. In other areas, the style persisted throughout the first decade of the 20th century. Identifying features include steeply pitched hipped roof, busy roof line with many vertical elements (i.e., spires, pinnacles, turrets), and masonry walls.

The Colonial Revival/Dutch Colonial Revival/Four Square (1880-1955) – This style gained popularity towards the end of the 19th century before becoming the most

ubiquitous architectural form of the first half of the 20th century. Many manifestations of this style emerged, most sharing influences derived from early American, or Colonial architecture, such as Georgian, Federal, and Dutch Colonial buildings. Houses of this type commonly have rectangular plans, and hipped, pitched, or gambrel roofs. Decorative features mimic classical models and include elaborate porticos or porches. Double-hung sash and multi-pane, symmetrically-placed windows are common, as are sidelight-flanked entries. Commercial structures generally contain similar elements and flat roofs.

Beaux Arts (1885-1930) - This style was prevalent in prosperous urban centers where turn of the century wealth was concentrated: New York; Boston; Washington D.C.; St. Louis; San Francisco; Newport. Perhaps more than any other style, it expressed the taste and values of America's industrial barons at this time. Identifying features include wall surfaces with decorative garlands, floral pattern or shields; façade with quoins, pilasters or columns; walls of masonry; a typically rusticated first story; and, a symmetrical façade.

Renaissance/Italian Renaissance Revival (1890-1935) - The Italian Renaissance style was primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I. Identifying features are low pitched or flat roofs; roofs typically covered in ceramic tiles; upper-story windows smaller and less elaborate than windows below; commonly with arches above doors, first story windows, or porches; entrance area usually accented by small classical columns or pilasters; façade mostly symmetrical.

Tudor Revival (1890-1940) – The Tudor label describes a style loosely based on Medieval English prototypes from the Elizabethan and Jacobean eras (1558-1625) and popular in the United States between 1890 and 1940. These homes are typically characterized by steeply pitched, side-gabled roofs with prominent, pitched cross gables and varied eave-line heights. Half timbered gables; tall, multi-pane, oriel and bay windows; dominant chimneys; and elaborate wall cladding are common decorative features.

Classical Revival (1895-1950) - The revival of interest in classical models dates from the World's Columbian Exposition, held in Chicago in 1893. The central buildings of the exposition were monumental in scale and inspired innumerable public and commercial buildings in the first half of the twentieth century. Identifying features of buildings that revive Classical or Roman styles are solidity, weightiness, and ostentatious figural or ornamental motifs. The façade generally shows symmetrically balanced windows and center door.

Neoclassical (1895-1950) – This style was a dominant style for building in this country during the first half of the 20th century, although never as popular as the closely related Colonial Revival style. The first wave, between 1900 and 1925 featured hipped roofs and elaborate and correct columns. The second phase was between 1925 and 1950 and features side gable roofs, simple slender columns. The façade is frequently

symmetrical and dominated by a full height porch with roof supported by classical columns with Ionic or Corinthian capitals.

Craftsman (1905-1930) - The Craftsman style draws its inspiration primarily from the work of California based designers, Greene and Greene, and proliferated throughout the United States through pattern books and catalogs. Identifying features of the style include low pitched, gabled roofs (sometimes hipped) with wide unenclosed eaves; exposed roof rafters, decorate beams or braces under gables, and full or partial porches with tapered square columns.

International Style (1920s-1960s) - This style was based on modern structural principles and materials. Closely associated with the Bauhaus school of architecture in Germany, the style eschews all non-essential surface ornamentation and relies on proportion, scale and a building's very structural framework for effect. It is characterized by stark simplicity, flexible planning and machine-like finishes on construction materials.

Narrative Description of Significance

Assessment of significance is typically reserved for the Intensive Level Survey unless there is evidence which overtly shows the structure as National Register Eligible or the structure obviously complies with the local code for significance. At the request of the Commission, significance was assessed on a preliminary basis for each structure. Included in this is an identification of potential significance as a contributing feature of one of the Town's historic roads or neighborhoods. Following is a list of roads and neighborhoods that are documented on historic maps and that substantially retain their historic and scenic character:

HISTORIC BEDFORD HILLS NEIGHBORHOODS

1. Burbank—Hill—Main—Griffin—Church
2. Upper Babbitt—Robinson—School—Upper Adams
3. Downtown Business District: Depot Plaza—Lower Adams—Lower Babbitt
4. Bedford Road
5. McLain—Green Lane—Springhurst

HISTORIC KATONAH NEIGHBORHOODS

1. Edgemont
2. Ashby—The Terrace—Terrace Heights—Valley—Hillside—Parkway—Bedford Road
3. Cherry Street—Quick's Lane—Whitlockville—Anderson
4. Katonah Avenue Business District

HISTORIC AND SCENIC ROADS

1. Hook—Aspetong
2. Guard Hill—Clark—Baldwin—Narrows
3. Croton Lake—Meetinghouse—Upper Haines—Wood
4. Chestnut Ridge Road
5. Upper Hook—Girdle Ridge
6. Harris Road

7. Mt. Holly—North Salem—Holly Branch
8. Sarles—Byram Lake—Oregon
9. Fox Lane—Succabone—Buxton
10. Miller's Mill—Middle Patent—Mianus River
11. Mathews Mill
12. Bedford Center
13. Jay—Cantitoe—Mustato—Highland—Maple
14. Old Post
15. Greenwich
16. Pound Ridge Road
17. Bulls Head
18. West Patent

The following categories for significance were created in consultation with the Commission:

- **Listed on the State and National Registers of Historic Places**
- **Recommended as a Potential Candidate for National/State Register Eligibility**
- **Recommended as a Potential Candidate for local historic significance:** A structure was assigned this category of significance when there was evidence found in the Historian's File and/or if it was built during the 19th century or earlier.
- **Recommended as a Potential Candidate for local significance as an intact example of a style:** A structure was assigned this category of significance if it was determined as an intact example of style (see additional information).
- **Recommended as a Potential Candidate for local architectural significance:** A structure was assigned this category of significance if it was a strong representation of style, although only partially intact (see additional information). Any visible additions do not upstage the original structure.
- **Recommended as a Potential Candidate for local significance as a contributing feature of a historic neighborhood or a historic and scenic road:** A structure was assigned this category of significance if it was a contributing feature of a neighborhood or road described above and as identified by the Town of Bedford's Preservation Commission.
- **No determination of potential significance was found based on the level of research completed during this Reconnaissance Survey.**

Additional Information

In this section the consultants recorded a determination of historic architectural integrity, as per the request of the Commission. Integrity falls into the following categories:

- **Intact:** The majority of the original detail is extant. The historic form and fenestration are intact and there are no modern addition(s) visible from the street. The structure is a very good representation of the style.

- **Partially Intact:** Some of the original detail is extant. The historic form is intact and the style is identifiable.
- **Compromised:** Retains historic form but little to no historic detail (i.e. siding and window replacement, cornice, bracket and molding removal, porch and entry details altered, etc.).
- **Significantly Compromised:** Historic form compromised with modern addition(s) or changes which upstage the original structure. There are changes to the fenestration, roof line, etc.

The consultants also recorded in this section any pertinent information gathered from the historic tax cards and the information in the Town Historian's files where they existed. In some cases, the historic tax cards were missing.

Photos

Every best effort was made to photograph the surveyed properties from street view. The top one or two photographs which best represented the property were included in each form. If an historic photo was found which showed changes to the structure, that was included on the form. Where the structure was not visible from street view, pictometry provided by the Town were included on the forms. All photographs were submitted to the Town Historian in a separate electronic file.

Historic Architecture of Bedford

Historic Overview of the Town

The Town of Bedford was founded in 1680 marked by a deed between twenty-two settlers from Stamford, Connecticut and local Native American tribe leader, Katonah of the Mohegans. It was the first of eight purchases up to 1722 which would make up the six square miles of the Town today. This first purchase, known as the Hopp Ground, was in the southwest section encompassing present day Bedford Village. The original proprietors laid out three acre home lots around a village green. The Town was named officially in an order from the General Court at Hartford. Connecticut and New York laid claim to the Town at the end of the seventeenth century. This dispute was resolved in 1700 by royal decree by King William III putting the town within the province of New York.¹

Bedford's population grew during the eighteenth century despite the destruction of the Village during the Revolutionary War. In 1790 the population of the Village was 2478, larger than any other town in the County of Westchester.² In 1787 Bedford became the administrative seat of Westchester, along with White Plains, which it held until 1870. In 1788 New York State established Bedford as a town.

Throughout the 19th century the Town of Bedford was mostly agrarian with little industry. The majority of the farms were 100 acres in size. There were some in the 200 acre range and a few in the three to four hundred acre size.³ However nineteenth century changes would lead to changes in the Town's development. The first was the introduction of the New York and Harlem Railroad. It first came through in 1847 and a station was built four miles northwest of Bedford Village. This new hub would divert trade and travel from the Village, causing its decline in political importance. The area around Bedford Station, later known as Bedford Hills, developed and prospered and provided local farmers with new ease in transporting their products.

Another change to the Bedford landscape was the moving of Katonah Village at the end of the 19th century. New York City needed to expand its water supply from the Croton Reservoir in Westchester by 1890. The City's Department of Public Works planned to build a larger dam which would cause flooding off of the watershed and tributaries. One area to be affected was the Village of Katonah located on the Cross River. This area was originally known as Whitlockville and it had a station along the New York and Harlem Railroad. Rather than abandon the homes and businesses of Katonah, the Katonah Village Improvement Society decided to move the Village to a site a mile south

¹ J. Thomas Scharf, History of Westchester County, New York, Philadelphia: L.E. Preston & Co., 1886, p. 579-594. Shirley Lindefield Bianco and John Stockbridge, Images of America, Bedford, Charleston, SC: Acadia Publishing, 2003, p. 9-12.

² J. Thomas Scharf, History of Westchester County, New York, Philadelphia: L.E. Preston & Co., 1886, p. 592.

³ Ibid, p. 576.

of the Old Village and purchased the area through a syndication known as the Katonah Land Company.⁴

New York City paid compensation to the owners and auctioned off the improvements, mostly to the original owners. Fifty-five structures, both residential and commercial were moved to the new village, designed by landscape architects B.S. and G.S. Olmstead. Many of these structures were recently built and therefore it was more cost effective to move them rather than to rebuild. The new village was designed with a commercial zone next to the train station and an adjacent residential zone thus creating a ready-made suburban community.⁵

In the late nineteenth and into the early twentieth century, farmers began to leave the Town of Bedford in search of cheaper land. With easier access to New York City provided by the rail, Bedford began to appeal to a new type of landowner, the county estate dweller known as Hilltoppers.⁶ These estates in Bedford and other areas of Westchester provided summer and weekend refuge for successful New York City businessmen and their families. The estate owners of Bedford typically hired prominent architects creating large mansions and landscape architects for their lavish estates.

While Bedford was not predominantly a bedroom community such as its southern Westchester neighbors until the second half of the 20th century, there was some suburban development during the first thirty years of the 20th century in Katonah and Bedford Hills. This was due to innovations in transport including the rail, the car and the Westchester Parkway system.⁷ As the United States moved from an agrarian culture to an industrial one, urban centers such as New York City would experience unprecedented growth. America's middle class and developers logically looked to outlying areas for construction of single, free-standing homes away from the congestion and pollution of the cities. Balloon framing made for quick construction and suburban enclaves such as Katonah and Bedford Hills grew up around New York City.

Thanks to preservation efforts by the Town, Bedford retains a significant amount of its historic fabric. This fabric is representative of its history as an agrarian community, country estate retreat and suburban enclave and seen not just in the architecture as described, below but also in its meandering dirt roads, stone walls and village greens and centers.

⁴ Roger Panetta, ed., Westchester, The American Suburb, New York: Fordham University Press, 2006, p. 195-196.

⁵ Ibid, p. 198.

⁶ Shirley Lindefield Bianco and John Stockbridge, Images of America, Bedford, Charleston, SC: Acadia Publishing, 2003, 61.

⁷ Ibid, p. 247-289. Kenneth T. Jackson, Crabgrass Frontier, The Suburbanization of the United States, New York: Oxford University Press, 1985, p. 94 & 172.

Architectural Overview of the Survey Area

All structures surveyed were built between the early 18th and mid-20th centuries. The predominant type of structure in the survey area was the single family home. Approximately eighty-five percent of the structures surveyed fell into this category. The remaining fifteen percent consisted of commercial buildings, multifamily structures, religious institutions, mixed-used commercial/residential structures, recreation and culture facilities, government buildings, schools, agricultural structures and civic buildings. Within these types, prevalent architectural styles include Adam/Federal, Georgian, Greek Revival, Italianate, French Second Empire, Queen Anne, Colonial Revival, and Tudor Revival. The structures below are considered to be good to exemplary examples of these styles.

Georgian architecture was prevalent between 1700-1780 and locally, to 1830. Although rare due to the age and era of the style, there are some excellent examples of Georgian architecture in the Town of Bedford. Georgian was the dominant style of the English colonies from 1700-1780. Identifying features include a centered, paneled front door with divided light transom capped by an elaborate crown and supported by decorative pilasters. The cornice typically consisted of dentil molding and windows were double hung with small panes. Side gable and gambrel roofs are the most common in the northern and middle colonies. The hipped roof is less common in these areas, though not unusual. Brick or stone construction as well as wood-frame with shingle or clapboard were the most common in these areas. Number 502 Old Post Road, 856 Old Post Road, 121 Harris Road and 239 Succabone Road are all excellent examples of this style.

The Adam/Federal style was the dominant style in the United States from 1780-1820 and locally to circa 1840. This was a period in which the population grew from 3 million to about 10 million. The style reached its zenith in port cities of the eastern seaboard, including New York. It is most commonly a simple box form with side gable roof, two or more rooms deep, with doors and windows arranged in strict symmetry. Although few remain in Bedford today, an excellent example is the John Jay Homestead at 400 Jay Street. Built in 1800, it is listed on the National Register of Historic Places. Another good example is the Willow Green Farm (circa 1806) built in the Adam/Federal style at 159-175 North Salem Road.

Popular in the United States from 1825 to 1860, the Greek Revival Style is based on a Classical vocabulary that was flexible enough to articulate both local vernacular and sophisticated design, making this a popular style across the United States. Identifying features include a gabled or hipped roof of low pitch, a cornice line with a wide band of trim representing the Classical entablature, entry or full-width porches, columns, and front door entry with transom and sidelights. There are not a large number of this type in Bedford; however, 438 Cantitoe Street and 100 Greenwich Road are excellent examples of this style.

The Gothic Revival (1840-1880) and Late Gothic Revival (1880-1890) styles are based on the architecture of medieval England. Resurgent forms gained popularity in that country during the 18th century before appearing in the United States in the 1830s. The style's definitive characteristics include steeply-pitched roofs with steep cross-gables, wall surfaces and windows extending into the gables, Gothic-inspired (typically arched) windows, and one-story porches. Decorative elements include intricate verge boards in the gables, and detailed hoods over the windows and doors. As with the Georgian and Greek Revival styles, there are not a substantial amount of this type in Bedford. Number 535 Cantitoe Street is a good example and a modest interpretation of the style while 320 Mount Holly Road and 680 Croton Lake Road were designed in more of the high style. Number 680 Croton Lake Road is listed on the National Register of Historic Places.

The Italianate, like the Gothic Revival, began in England before making its way into American architecture in the first half of the 19th century and remained fashionable until late into the century. This style was influenced by Italian country homes and Renaissance-era villas, yet developed into an entirely indigenous form once established in the United States. Italianate homes are typically two or three stories in height and have low-pitched (usually hipped or gable) roofs with widely overhanging eaves and detailed brackets. Tall and narrow windows are common and often have arched or curved window tops. Windows and doors are frequently crowned with decorative hoods. Exemplary intact examples of this style are 111 Mount Holly Road, 30 Church Street, 64 Clark Road, 40 Middle Patent Road, 87 and 99 Edgemont Road, 845 Old Post Road and 53 Greenville Road.

The Folk National style was very common from 1850-1890. With the development and proliferation of the railroad in the United States, builders of modest dwellings no longer had to rely on local materials for construction. Sawn wood was more readily available frequently employing balloon framing. However, traditional shapes persisted and fall into six categories: gable front, gable front & wing, hall & parlor, I-house, massed plan/side gable, and pyramidal. There are not many of these modest type dwellings in the town and some of the structures that remain have been altered. Good examples of this style are 8 Baylis Lane, 732 Cross River Road and 144 Babbitt Road.

The French Second Empire style was a dominant style for American houses and public buildings from 1855 to 1885. It was considered very modern as it imitated the latest French building fashions. The distinctive roof, which is the principal characterization of this style, was named for the 17th century architect Francois Mansart. Decorative patterns of color or texture are common in the roofing materials as is iron cresting above the upper cornice. If a tower is present, it may have a roof silhouette different from that of the main block. Dormers and dormer windows appear in a variety of styles. Below the roofline, comparisons can be drawn to the Italianate style: Italianate brackets at the cornice line; similar window, door and porch details. There are a small number of this type in Bedford; however, most have been very well maintained. Exemplary examples of the style include 532 Cantitoe Street designed by architect Philip Hooker, 153 Wood

Road designed by Addison Hutton and listed on the National Register of Historic Places, 22 The Terrace, 535 Guard Hill Road and 37 Wildwood Road.

The Folk Victorian style was popular from 1870-1910 and is identified by simple folk house forms with Victorian decorative detailing which is generally much less elaborate than seen in other styles from the Victorian era. The details usually draw from the Italianate and Queen Anne styles and are typically seen in the porches and cornices. Although only a few of this type are extant in Bedford, 458 Croton Lake Road is a good example of the style.

The Shingle Style popular from 1880-1900, was an unusually free-form and variable style; without the ubiquitous shingle cladding, it would be difficult to relate many of its different expressions. One reason for this great range of variation is that it remained primarily a high-fashion architect's style, rather than becoming widely adapted to mass vernacular housing, as did the contemporaneous Queen Anne. Among the innovative designers working in the style were Henry Hobson Richardson and William Ralph Emerson of Boston; John Calvin Stevens of Portland, Maine; McKim, Mead & White, Bruce Price, and Lamb and Rich of New York; Wilson Eyre of Philadelphia; and Willis Polk of San Francisco. Identifying features include wall cladding and roof cladding of continuous wood shingles; shingled walls without interruption at corners; asymmetrical façade with irregular, steeply pitched roof line; roof lines with intersecting gables and multi-level eaves; and extensive porches. Although rare, Bedford does have a few good examples of modest interpretations of this style as well as high style examples. Modest interpretations can be found at 80 Edgemont Road and 19 The Terrace; high style examples can be found at 372 Guard Hill Road and 111 Stone Bridge Lane which is the former Seth Low residence.

Highly fashionable between 1880 and 1910, the Queen Anne style was the dominant residential form during the closing decades of the 19th century. The Queen Anne was popularized by a school of English architects, led by Richard Norman Shaw, and drew from English medieval models. Identifying features include steeply-pitched roofs of irregular shape and gable height, often with dominant, front-facing gables. Details include elaborate shingle or masonry patterns, cutaway bay windows, multi-story towers, and single-or multi-story porches. Other decorative elements include porch and gable ornamentation. Because of its popularity and tremendous mass appeal, along with Colonial Revival, this architectural style dominates in terms of sheer numbers in Bedford. Although there are many excellent examples of this style, only a sampling will be noted here: 21 Greenwich Road, 82 Edgemont Road, 84 Valley Road, 18 and 26 Burbank Road, 5 The Terrace, 40 Hillside Avenue, 69 Babbitt Road and 83 Main Street.

The Chateausque style, popular between 1880-1910, is a rare style used primarily for architect-designed landmark structures. It is loosely based on the monumental 16th century chateaus of France which combined earlier Gothic elements with that century's increasingly fashionable trend toward Renaissance detailing. The style was popularized in this country by Richard Morris Hunt, the first American architect to study at the Ecole des Beaux-Arts. Scattered examples are found throughout the country but are most

frequent in the larger cities of the northeastern states. The majority date from the late 1880s and 1890s. In other areas, the style persisted throughout the first decade of the 20th century. Identifying features include steeply pitched hipped roof, busy roof line with many vertical elements (i.e., spires, pinnacles, turrets), and masonry walls. As elsewhere, it is rare to find this style in Bedford. However, an excellent example is 46 Upper Hook Road, designed by Delano & Aldrich circa 1900.

The Colonial Revival style which also encompasses the Dutch Colonial Revival and Foursquare styles, was highly fashionable between 1880-1955. This style gained popularity towards the end of the 19th century before becoming the most ubiquitous architectural form of the first half of the 20th century. Many manifestations of this style emerged, most sharing influences derived from early American, or Colonial architecture, such as Georgian, Federal, and Dutch Colonial buildings. Houses of this type commonly have rectangular plans, and hipped, pitched, or gambrel roofs. Decorative features mimic classical models and include elaborate porticos or porches. Double-hung sash and multi-pane, symmetrically-placed windows are common, as are sidelight-flanked entries. Commercial structures generally contain similar elements and flat roofs. Similar to the rest of the United States, the Colonial Revival style is prolific in Bedford and represents the largest number of structures in the survey. Due to the sheer volume of this type, only architect designed structures will be noted here: 540 Cross River Road designed by P. Barrett/Edward Coster circa 1915; 337 Guard Hill Road designed by Geoffrey Platt in 1936; 111 Bedford Center Road designed by G. Atterbury circa 1907; and 161-171 Goldens Bridge Road designed by Nathan Yakimoff in 1928; 391-399 Guard Hill Road designed by Mott Schmidt, and approximately six houses renovated in the 1930s by Hiram Halle, including 60 and 66 Matthews Mill Road.

The Beaux Arts style was prevalent from 1885-1930 in prosperous urban centers where turn of the century wealth was concentrated: New York; Boston; Washington D.C.; St. Louis; San Francisco; Newport. Perhaps more than any other style, it expressed the taste and values of America's industrial barons at this time. Identifying features include wall surfaces with decorative garlands, floral pattern or shields; façade with quoins, pilasters or columns; walls of masonry; a typically rusticated first story; and, a symmetrical façade. It is unusual to see this style in suburban towns; however, there is a rare example at 136 Cantitoe Street, built in 1907.

The Renaissance/Italian Renaissance Revival style was popular from 1890-1935. It was primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I. Identifying features are low pitched or flat roofs; roofs typically covered in ceramic tiles; upper-story windows smaller and less elaborate than windows below; commonly with arches above doors, first story windows, or porches; entrance area usually accented by small classical columns or pilasters; façade mostly symmetrical. This type is also rare in Bedford; however, a good example is 424 Cantitoe Street, built, circa 1933.

The Tudor Revival style describes a style loosely based on Medieval English prototypes from the Elizabethan and Jacobean eras (1558-1625) and popular in the United States

between 1890 and 1940. These homes are typically characterized by steeply pitched, side-gabled roofs with prominent, pitched cross gables and varied eave-line heights. Half-timbered gables; tall, multi-pane, oriel and bay windows; dominant chimneys; and elaborate wall cladding are common decorative features. Although not as prolific as the Queen Anne or Colonial Revival styles, there are a number of excellent examples of this type. They include: St. Luke's Church at 68-70 Bedford Road, designed by Hobart B. Upjohn in 1911; 256 Hook Road designed by Rainsford in 1929; "Eisvold," designed by Ernest Flagg in 1927 at 140 Cedar Road; 52 Oregon Road and 10 Broad Brook Road.

The Classical Revival style was popular from 1895-1950. The revival of interest in classical models dates from the World's Columbian Exposition, held in Chicago in 1893. The central buildings of the exposition were monumental in scale and inspired innumerable public and commercial buildings in the first half of the twentieth century. Identifying features of buildings that revive Classical or Roman styles are solidity, weightiness, and ostentatious figural or ornamental motifs. The façade generally shows symmetrically balanced windows and center door. There are just a few of this type in Bedford and 24 Park Way is a good example of the style.

This Neoclassical style, popular from 1895 -1950, was a dominant style for building in this country during the first half of the 20th century, although never as popular as the closely related Colonial Revival style. The first wave, between 1900 and 1925 featured hipped roofs and elaborate and correct columns. The second phase was between 1925 and 1950 and features side gable roofs, simple slender columns. The façade is frequently symmetrical and dominated by a full height porch with roof supported by classical columns with Ionic or Corinthian capitals. There are not a large number of this type in Bedford. Excellent examples of the style are 260 Chestnut Ridge Road, 453 Harris Road and 320 McLain Street.

The Craftsman style, fashionable from 1905-1930, draws its inspiration primarily from the work of California based designers, Greene and Greene, and proliferated throughout the United States through pattern books and catalogs. Identifying features of the style include low pitched, gabled roofs (sometimes hipped) with wide unenclosed eaves; exposed roof rafters, decorate beams or braces under gables, and full or partial porches with tapered square columns. There are not a large number of this type in Bedford. Good examples of the style are 12 Orchard Lane and 481 Bedford Road.

The International style, popular from the 1920s to the 1960s, was based on modern structural principles and materials. Closely associated with the Bauhaus school of architecture in Germany, the style eschews all non-essential surface ornamentation and relies on proportion, scale and a building's very structural framework for effect. It is characterized by stark simplicity, flexible planning and machine-like finishes on construction materials. There is only one such example in Bedford on this survey and that is 323 Haines Road, designed by Edward Durell Stone in 1935.

Eclectic is not a formal architectural style per se,' it is a combination of two or more styles or elements incorporated into one structure. There are quite a few structures that

have been designated as “Eclectic” in this survey; however, many of them are compromised. A very good example of this category is 15 Mustato Road which contains elements of the Queen Anne and Dutch Colonial Revival styles.

There were a number of structures which were built as farm houses without a style and ornamentation. In those cases the structure’s style was assigned as “Vernacular.” There are quite a large number of these structures which were built between the 18th and early 20th centuries. One of the oldest structures in this category is the Buckbee Homestead at 42 Harris Road. Built circa 1750,⁸ it is a relatively intact vernacular farmhouse. Two other good examples are 139 Cantitoe Street built in the early 19th century and 125 Beaver Dam Road, built in the late 19th century.

Post war structures were considered to be Modern as were structures where the façade has been recently modernized. Mid-century Modern also falls under this category. Excellent intact examples of this category are 125 David’s Hill Road by Edward Larrabee Barnes and 37 Cottage Terrace.

⁸ Historian’s files.

Recommendations

As described above, the surveyed properties were assessed and defined by the following categories of significance based:

- **Listed on the State and National Registers of Historic Places**
- **Recommended as a Potential Candidate for National/State Register Eligibility**
- **Recommended as a Potential Candidate for local historic significance:** A structure was assigned this category of significance when there was evidence found in the Historian's File and/or if it was built during the mid-nineteenth century or earlier.
- **Recommended as a Potential Candidate for local significance as an intact example of a style:** A structure was assigned this category of significance if it was determined as an intact example of style (see additional information).
- **Recommended as a Potential Candidate for local architectural significance:** A structure was assigned this category of significance if it was a strong representation of style, although only partially intact (see additional information). Any visible additions do not upstage the original structure.
- **Recommended as a Potential Candidate for local significance as a contributing feature of a historic neighborhood or of a historic and scenic road:** A structure was assigned this category of significance if it was a contributing feature of a neighborhood or road described above and as identified by the Town of Bedford's Preservation Commission.
- **No determination of potential significance was found based on the level of research completed during this Reconnaissance Survey.**

An alpha numeric list of all surveyed properties and their assigned significances is in Appendix A. It should be noted that properties recommended for potential National and State eligibility require more research before a definitive determination can be made. This should be completed with the advisement of the New York State Historic Preservation Office. All other recommendations were also on a preliminary, basis judged on exterior street views and cursory research.

Recommendations for Protections

A Reconnaissance Level Survey may be seen as the first step towards identifying, documenting and protecting a community's historic resources. The following recommendations should assist the Town in its future planning both for the documentation of the Town's historic resources and for the advocacy of their preservation.

1. Develop a local preservation law which would allow for local designation of historic resources which do not qualify for the State and National Register. For

reference, see the Model Preservation Code published by the New York State Historic Preservation Office in Appendix B.

2. The Preservation Commission should include a member who is an architectural historian and is well versed in Historic Preservation requirements by both the New York State Historic Preservation Office and the National Park Service.
3. Become advocates for state and federal legislation favorable to historic preservation and keep informed about legislative developments which could help or hinder preservation efforts within Bedford.
4. Become fully conversant with the various sources of funding including the State and Federal Historic Tax Credit Programs, as well as grants offered by the State and Federal Governments which could aid in the preservation efforts.
5. Education of the public is key to successful preservation planning. Develop public awareness programs of preservation efforts, preservation tools (i.e. tax credits) and historic resources.

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Websites:

www.davidrumsey.com

www.historicmapworks.com

APPENDIX A

Property List with Significance Category

APPENDIX B

Model Preservation Code

Model Landmarks Preservation Local Law for New York State Municipalities

JULY 2014

A LOCAL LAW relating to the establishment of landmarks, historic districts, [interior landmarks] and [scenic landmarks] in the (Village/Town/City) of _____

Section 1. Title.

This local law shall be known and may be cited as the (Village/Town/City) of _____ Landmarks Preservation Local Law.

Section 2. Purpose.

The (Village Board of Trustees/Town Board/City or Common Council) finds that there exist within the (Village/Town/City) of _____ places, sites, structures and buildings of historic or architectural significance, antiquity, uniqueness of exterior design or construction, which should be conserved, protected and preserved to maintain the architectural character of _____ (Village/ Town/City), to contribute to the aesthetic value of the (Village/ Town/City) and to promote the general good, welfare, health and safety of the (Village/ Town/City) and its residents.

The purpose of this local law is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of buildings, structures, signs, features, improvements, sites, and areas within the (Village/Town/City) that reflect special elements of the (Village/Town/City)'s historical, architectural, cultural, economic or aesthetic heritage for the following reasons:

- (a) To foster public knowledge, understanding, and appreciation in the beauty and character of the (Village/Town/City) and in the accomplishments of its past;
- (b) To ensure the harmonious, orderly, and efficient growth and development of the (Village/Town/City);
- (c) To enhance the visual character of the city by encouraging new design and construction that complements the (Village/Town/City)'s historic buildings;
- (d) To protect and promote the economic benefits of historic preservation to the (Village/Town/City), its inhabitants and visitors;
- (e) To protect property values in the (Village/Town/City);
- (f) To promote and encourage continued private ownership and stewardship of historic structures;

(g) To identify as early as possible and resolve conflicts between the preservation of historic landmarks/districts and alternative land uses; and

(h) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

Section 3: Enabling Authority.

Pursuant to Article 5, § 96-a; Article 5-G, Article 5-J and Article 5-K, § 119-dd of the General Municipal Law; Article 14 of the Parks, Recreation and Historic Preservation Law; and § 10 of the Municipal Home Rule Law; it is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of landmarks and historic districts are necessary to promote the cultural, economic and general welfare of the public.

Section 4. Historic Preservation Commission.

There is hereby created a commission to be known as the (Village/Town/City) of _____ Historic Preservation Commission (commission).

(a) Membership: The commission shall consist of five members.

(b) Appointments: Members of the commission shall be appointed by [the Town Board, or the (Village/City) mayor subject to approval of the (Village/City) governing board]. No person appointed to the commission can also serve as a member of the (Village/Town/City) governing board establishing the commission.

(c) Term of Office: The terms for all members of the commission shall be staggered and fixed so that the term of one member shall expire at the end of the calendar year in which all such commission members were initially appointed. The terms of the remaining members shall be so fixed that one term shall expire at the end of each calendar year thereafter. At the expiration of the term of each member first appointed, his or her successor shall be appointed for a term which shall be equal in years to the number of members of the commission.

(d) Qualifications: To the extent possible, commission members shall be required to have the following expertise:

- i. at least one shall be a historian;
- ii. at least one shall be a state-licensed real estate professional;
- iii. at least one shall have demonstrated significant interest in and commitment to the field of preservation planning as evidenced either by involvement in a local or regional historic preservation group, employment or volunteer activity in the field of preservation planning, or other serious interest in the field; and,
- iv. all members shall have a known interest in historic preservation and planning within the (Village/Town/City) of _____.

v. In the event that the governing board determines that any of the positions described in subsections (i), (ii), (iii), (iv) and (v) cannot be filled by persons so qualified, the governing board may fill any such position by appointing persons qualified under subsections, (iv) or (v).

(e) Vacancies: Vacancies occurring in the commission other than by expiration of term of office shall be filled by appointment of the town supervisor in towns or mayor in cities and villages. Any such appointment shall be for the unexpired portion of the term of the replaced member, and the appointment must be made in accordance with the criteria established above for original appointments.

(f) Reappointment: Members may serve for no more than a maximum of two full three year terms before stepping down from the commission. A previous appointee may be reappointed after a two year hiatus from the commission. Each member shall serve until the appointment of a successor, or until they serve two consecutive three year terms. The term limits imposed by this subdivision may be waived or modified by local law of the (Village/Town/City) governing board upon recommendation of the commission when, in the judgment of the governing board it is in the best interest to do so.

(g) Compensation: Members shall serve without compensation.

(h) Training and attendance requirements:

- i. Each member of the commission shall complete, at a minimum, four hours of training each year designed to enable such members to more effectively carry out their duties. Training received by a member in excess of four hours in any one year may be carried over by the member into succeeding years in order to meet this requirement. Such training shall be approved by the (Village/Town/City) governing board and may include, but not be limited to, training provided by a municipality, regional or county planning office or commission, county planning federation, state agency, statewide municipal association, college or other similar entity. Training may be provided in a variety of formats, including but not limited to, electronic media, video, distance learning and traditional classroom training.
- ii. To be eligible for reappointment to the commission, a member shall have completed the training approved by the (Village/Town/City) governing board.
- iii. The training may be waived or modified by resolution of the governing board when, in the judgment of the (Village/Town/City) governing board, it is in the best interest to do so.
- iv. No decision of a commission shall be voided or declared invalid because of a failure to comply with this subdivision.

Section 5. Organization.

(a) Chairperson; designation and duties.

i. The (Village/Town/City) governing board may designate the chairperson of the commission. In the absence of the governing board's designation, the chairperson of the commission shall be designated by vote of an affirmative majority of the members of the commission.

ii. The chairperson shall have the right to vote in all matters before the commission.

iii. All meetings of the commission shall be held at the call of the chairperson and at such other times as the commission may determine by affirmative vote. Such chairperson, or in his or her absence, the acting chairperson, may administer oaths and compel the attendance of witnesses.

(b) Secretary: The (Village/Town/City) governing board shall appoint a secretary to serve as secretary to the commission. At the time of service, the secretary shall not also serve as member of the commission. The secretary shall keep a record of all resolutions proceedings, and actions of the commission, as well as attendance of commission members.

(c) Quorum: A simple majority of the commission members shall constitute a quorum for the transaction of business. An affirmative majority vote of the full commission is required to approve any resolution, motion or other matter before the commission.

Section 6. Records and Annual Report.

(a) Records: The commission shall be subject to the provisions of the Public Officers Law, including Article 7 related to the Open Meetings Law. The commission records shall be readily available to the public. The vote or failure to vote of each commission member shall be recorded. If any commission member abstains from voting based on a conflict of interest or otherwise, the member must also state his or her reason(s) or ground(s) for doing so on the record.

(b) Annual Reports: The commission shall submit an annual report of its activities to the town supervisor or mayor and each member of the (Village/Town/City) governing board and make such recommendations to the governing board as the commission deems necessary to carry out the purposes of this local law.

Section 7. Promulgation of Regulations; Meetings.

(a) Regulations: The commission may recommend to the (Village/City/Town) governing board regulations relating to any subject matter over which the commission has jurisdiction under this local law. Any such recommendation may be adopted by local law of the (Village/Town/City) governing board.

(b) By-Laws; meetings: The commission may approve by-laws that are consistent with the regulations adopted by the (Village/Town/City) governing board. Such by-laws shall

provide for the time and place of holding regular meetings; and may provide for the calling of special meetings by the chairperson or by written request of at least two members of the commission. Regular meetings shall be held at least once a month. All regular or special meetings of the commission shall be consistent with the notice provisions of the New York Open Meetings Law and shall be open to the public.

Section 8. Committees.

The commission may, in its by-laws, establish permanent or ad hoc committees consisting of no less than three current members of the commission for assignments assigned to it by the full commission.

Section 9. Powers and Duties of the Historic Preservation Commission.

- (a) General and Advisory Powers. The commission shall, from time to time:
- i. Review any local laws or regulations, including existing landmarks or historic preservation laws or regulations in the (Village/Town/City), and recommend to the (Village/Town/City) governing board any changes and amendments thereto;
 - ii. Recommend to the (Village/Town/City) governing board additional regulations to be adopted by local law that may be necessary for the commission to conduct its business, consistent with the scope and intent of this local law;
 - iii. Recommend to the (Village/Town/City) governing board specific criteria for regulations to be adopted by local law that identify and catalogue significant historic landmarks, and from time to time advise it on suggested changes thereto;
 - iv. Designate landmarks and historic districts under this landmarks preservation local law and from time to time changes thereto;
(*or alternate iv*)
Recommend to the (Village/Town/City) governing board landmarks and historic districts to be adopted by local law, and from time to time changes thereto;
 - v. Maintain an inventory of locally-designated historic resources or districts within the (Village/Town/City) and publicize the inventory;
 - vi. Recommend to the (Village/Town/City) governing board additional criteria to be adopted in local law to be used when evaluating applications for a certificate of appropriateness;
 - vii. Recommend to the (Village/Town/City) governing board proposals for the acquisition of preservation easements or other interests in real property;
 - viii. Conduct investigations, prepare maps, reports and recommendations in connection with its advisory authority relating to the planning, development and administration of the (Village/Town/City) landmarks preservation policies, regulations and local law as needed, provided the total expenditures of said commission shall not exceed the appropriation provided by the

(Village/Town/City) governing board together with any public or private grant funding received by the (Village/Town/City) for the commission to undertake its landmarks preservation powers and duties.

ix. Report on matters referred to it by the (Village/Town/City) governing board. The (Village/Town/City) governing board may by resolution provide for the referral to the commission for a report on any matter or class of matters that impact the municipality's landmarks preservation local law, policies, regulations or administrative processes before final action is taken thereon by the (Village/Town/City) governing board or other office of said (Village/Town/City) having final authority over said matter. The (Village/Town/City) governing board may further stipulate that final action thereon shall not be taken until the commission has submitted its report thereon, or has had a reasonable time, to be fixed by the (Village/Town/City) governing board in said resolution, to submit the report.

(b) Administrative Reviews. In accordance with the regulations adopted by the (Village/Town/City) governing board for landmarks and historic preservation purposes, the commission shall:

- i. Evaluate an application for a certificate of appropriateness; approve, approve with modifications, or deny any proposal for exterior changes to a designated individual landmark or property within a designated historic district resulting from any such application;
- ii. Evaluate an application for a certificate of economic hardship; approve, approve with modifications, or deny any such application;
- iii. Evaluate an application for a certificate of appropriateness for demolition, removal or relocation; approve, approve with modifications, or deny any such application;
- iv. Evaluate, without public hearing, an application for ordinary maintenance and repair of historic resources, properties or landmarks; approve, approve with modifications, or deny any such applications;
- v. Perform other functions that the (Village/Town/City) governing board may designate by local law.

(c) A commission may designate or advise designation of a historic district under this historic preservation local law and that historic district is not to be construed as a zoning district under the (Village/Town/City) local law. Nothing contained in this historic preservation local law shall be construed as authorizing the commission to adopt a law, by-law or regulation that regulates or limits the height and bulk of buildings, regulates and determines the area of yards, courts and other open spaces, regulates density of population or regulates or restricts the locations of trades and industries or creates zoning districts for any such purpose.

Section 10. Cooperation of (Village/Town/City) Departments.

All (Village/Town/City) departments shall, upon request of the commission, assist and furnish available permits, plans, reports, maps and statistical and other information which the commission may require for its work.

Section 11. Criteria and Designation of Landmarks or Historic Districts.

The commission shall designate landmarks or historic districts within the (Village/Town/City) under this local preservation law.

(or)

The commission shall delineate landmarks or historic districts and recommend them to the (Village/Town/City) governing board for designation under local law.

(a) Individual Landmark: The commission may (designate/delineate) an individual property as an individual landmark if it:

- i. exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the (Village/Town/City);
- ii. is identified with persons or events significant in local, state, or national history;
- iii. embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;
- iv. represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; or
- v. has yielded or may be likely to yield information important in prehistory or history.

(b) Historic District: The commission may (designate/delineate) a group of properties within the Village/Town/City as an historic district if a majority of properties therein:

- i. contain properties which meet one or more of the criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district; and
- ii. constitute a unique section of the (Village/Town/City) by reason of possessing those qualities that would satisfy such criteria.

(c) Interior Landmark: The commission may (designate/delineate) the interior of a property as an interior landmark if such interior has special historical or aesthetic interest or value as part of the development, heritage or cultural characteristics of the village, town, city, state or nation and:

- i. it is customarily open or accessible to the public; or
- ii. it is an interior into which the public is customarily invited.

(d) Scenic Landmark: The commission may (designate/delineate) a landscape feature or group of features. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application, together with any fee set by the (Village/Town/City) governing board. The boundaries of each landmark, [interior landmark,] [scenic landmark] or historic district shall be specified in detail with reference to the tax map identification number and shall be filed, in writing, in the (Village/Town/City) clerk's office and there made available for review by the public.

(e) Ordinarily, properties that have achieved significance within the past fifty (50) years are not considered eligible for (designation/delineation) under this landmarks preservation local law or local law adopted by the (Village/Town/City) governing board. However, such properties will qualify if they are:

- i. Integral parts of historic districts that meet the criteria for designation; or
- ii. If they are properties of exceptional importance.

Section 12. Notice and Hearing Requirements for Proposed Designation.

The commission shall designate individual landmarks or historic districts in the following manner:

(a) Initiation of Proposed Designation. Designation of an individual historic landmark or historic district may be proposed by the commission, by the owner of the property, or by any resident of the (Village/Town/City).

(b) Public Hearing; general notice.

- i. Within a reasonable time after receipt of a full application or other matter referred to it, the commission shall schedule a public hearing on all proposed resource, individual, landmark or historic district designations. Public notice of any such hearing shall be given by publication in a newspaper of general circulation within the Village/Town/City at least 15 days prior to the public hearing date.
- ii. The commission shall require submission of written comments on the application prior to designation of any landmark, [interior landmark,] [scenic landmark] or historic district.
- iii. The commission, property owners, and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed resource, individual, landmark or historic district.

(c) Notice of Public Hearing; multiple properties proposed for designation.

- i. Ten properties or less: Notice of public hearing for a proposed designation involving no more than ten properties shall be sent by certified mail/return receipt requested or courier service with proof of delivery or personal service with proof of delivery to the owners of properties located within the area of the proposed historic district at least 15 days prior to the date of the public hearing. Such notice shall include a description of the properties proposed for designation and state the time and place where any public hearing to consider such designation will be held by the commission.
- ii. More than ten properties: Where the proposed designation of an historic district includes more than ten properties and the commission deems individual notice infeasible, notice may instead be published at least once in newspaper of general circulation in the (Village/Town/City) 15 days prior to the date of the public hearing. The notice shall specify the time and place of the public hearing, a brief description of the proposed designation, and the location where the proposal may be reviewed prior the hearing.
- iii. The notice provisions are in addition to the general notice requirements under (b) of this Section.

(d) Work Moratorium: Once the commission has issued notice of a proposed designation it may recommend to the municipal governing board that a moratorium be put in place, prohibiting any work relating to the individual landmark or district proposed for designation as long as the proposed designation is under active consideration by the commission and until the commission has made its decision on designation.

(e) Commission Record: The commission shall compile a public record in support of its designation of a resource, landmark or historic district. In addition to testimony or documentary evidence received at any public hearing, the record may also contain reports, public comments, expert testimony, or other evidence offered outside of the hearing, but submitted for the commission's consideration by the date of the hearing. At a minimum, the record of the designation shall contain the application, commission and/or staff reports, any comments made on the application at the public hearing, and the commission's decision to approve, approve with modifications, or deny the application requesting designation.

(f) Commission Decision: Within 62 days after the close of the public hearing, the commission shall by resolution undertake a designation in whole or in part, or shall disapprove in entirety, setting forth in writing the reasons for the decision. Within 7 days, the commission shall send notice of its designation to the applicants and owners of a designated property by certified mail return receipt requested, or in the case of an approved historic district, the commission shall send notice by certified mail return receipt requested to the applicants and owners of all properties within the approved district, as well as to the governing board of the municipality.

(g) The commission may agree with the applicant, in writing, to extend the time period within which a designation will be made.

(h) The commission shall forward notice of each property designated as an individual landmark and the boundaries of each designated historic district to the building department and planning department and (Village/Town/City) clerk and county clerk for recordation.

(i) Failure to Send Notice. Failure to send any notice by mail to any property owners where the address of such owner is not a matter of property tax records shall not invalidate any proceedings in connection with the proposed designation.

(j) Amendment or Rescission. The commission may amend or rescind any designation of an individual landmark or historic district in the same manner and using the same procedures as followed for designation.

(Alternate Section 12 for Advisory Commission)

Section 12. Notice and Hearing Requirements for Proposed Designation.

The commission shall delineate individual landmarks or historic districts in the following manner:

(a) Initiation of Proposed Designation. Designation of an individual historic landmark or historic district may be proposed by the commission, by the owner of the property, or by any resident of the (Village/Town/City).

(b) Public Hearing; general notice.

- i. Within a reasonable time after receipt of a full application or other matter referred to it, the commission shall schedule a public hearing on all proposed resource, individual, landmark or historic district designations. Public notice of any such hearing shall be given by publication in a newspaper of general circulation within the Village/Town/City at least 15 days prior to the public hearing date.
- ii. The commission shall require submission of written comments on the application prior to designation of any landmark [interior landmark] [scenic landmark] or historic district.
- iii. The commission, property owners, and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed resource, individual, landmark or historic district.

(c) Notice of Public Hearing; multiple properties proposed for designation.

- i. Ten properties or less: Notice of public hearing for a proposed designation involving

no more than ten properties shall be sent by certified mail/return receipt requested or courier service with proof of delivery or personal service with proof of delivery to the owners of properties located within the area of the proposed historic district at least 15 days prior to the date of the public hearing. Such notice shall include a description of the properties proposed for designation and state the time and place where any public hearing to consider such designation will be held by the commission.

ii. More than ten properties: Where the proposed designation of an historic district includes more than ten properties and the commission deems individual notice infeasible, notice may instead be published at least once in newspaper of general circulation in the (Village/Town/City) 15 days prior to the date of the public hearing. The notice shall specify the time and place of the public hearing, a brief description of the proposed designation, and the location where the proposal may be reviewed prior the hearing.

iii. The notice provisions are in addition to the general notice requirements under (b) of this Section.

(d) Work Moratorium: Once the commission has issued notice of a proposed designation it may recommend to the municipal governing board that a moratorium be put in place, prohibiting any work relating to the individual landmark or district proposed for designation as long as the proposed designation is under active consideration by the commission and until the commission has made its decision on designation.

(e) Commission Record: The commission shall compile a public record in support of its delineation of a resource, landmark or historic district. In addition to testimony or documentary evidence received at any public hearing, the record may also contain reports, public comments, expert testimony, or other evidence offered outside of the hearing, but submitted for the commission's consideration by the date of the hearing. At a minimum, the record of the delineation shall contain the application, commission and/or staff reports, any comments made on the application at the public hearing, and the commission's recommendation to the governing board of the Village/Town/City to approve, approve with modifications, or deny the application requesting designation.

(f) Village/Town/City Decision: Within 62 days after the close of the public hearing, the governing board of the Village/Town/City shall by resolution undertake a designation in whole or in part, or shall disapprove in entirety, setting forth in writing the reasons for the decision. Notice of the Village/Town/City governing board designation shall be sent by the commission to the applicants and owners of a designated property by certified mail return receipt requested or in the case of an approved historic district, notice shall be sent by the commission to the applicants and owners of all properties within the approved district by certified mail return receipt requested.

(g) The commission may agree with the applicant in writing to extend the time period

within which a recommendation will be made.

(h) The commission shall forward notice of each property designated as an individual landmark and the boundaries of each designated historic district to the building department and planning department and (Village/Town/City) clerk and county clerk for recordation.

(i) Failure to Send Notice. Failure to send any notice by mail to any property owners where the address of such owner is not a matter of property tax records shall not invalidate any proceedings in connection with the proposed designation.

(j) Amendment or Rescission. The commission may amend or rescind any designation of an individual landmark or historic district in the same manner and procedure as followed for designation.

Section 13. Certificate of Appropriateness for Alteration, Demolition, or New Construction Affecting Individual Landmarks or Historic Districts.

(a) The (Village/Town/City) of _____ commission is responsible for the approval or disapproval of proposals for exterior changes to a historic property designated under this local law. No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or move of a designated historic landmark or property within a designated historic district without first obtaining a Certificate of Appropriateness that authorizes such work from the (Village/Town/City) of _____ commission.

(b) All changes to (Village/Town/City) – owned property affecting an individual landmark or within a historic district shall be subject to the provisions of this local law.

(c) The building department shall receive and file all applications issued for any individual landmark, or landmarks or historic district to which this local law applies. The building department shall transmit a copy of any such application to the commission.

(d) The commission may require that the application for certificate of appropriateness be supplemented by such additional information or materials as may be necessary for a complete review by the commission. The commission may impose such reasonable conditions or restrictions as it deems necessary or appropriate on a case-by-case basis to promote or achieve the purpose of this local law.

Section 14. Criteria for Issuing a Certificate of Appropriateness.

(a) Certificate of appropriateness; general criteria: The commission shall approve the issuance of a certificate of appropriateness only if it determines that the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural

significance and value of the individual landmark or if the proposed work is within a historic district, proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property itself, the district or neighboring properties in such district.

(b) In making this determination, the commission's decision to approve, approve with modification(s) or deny an application for a certificate of appropriateness for an individual landmark, [interior landmark], [scenic landmark] will be guided by the Secretary of the Interior's Standards for Rehabilitation and by the following principles:

i. the commission's decision to approve, approve with modification(s) or deny an application for a certificate of appropriateness for an improvement to property located within a historic district shall be based on the following principles:

1. properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible;
2. any alteration of existing properties shall be compatible with the surrounding historic district; and
3. new construction shall be compatible with the historic district in which it is located;

(c) In applying the principle of compatibility set forth in paragraph (b) of this Section, the commission shall consider the following factors:

- i. the general design and character of the proposed alteration or new construction relative to existing features of the property or improvement;
- ii. the scale and visual compatibility of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
- iii. texture and materials, and their relation to similar features of the property and other properties in the neighborhood;
- iv. visual compatibility with surrounding properties, including proportion of the property's facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback; and
- v. the importance of historic physical and visual features to the significance of the property.

(d) In approving an application for a certificate of appropriateness, the commission shall find that the building or structure for which the permit was requested, if erected or altered in accordance with the submitted plan or with stated modifications, would be consistent with the spirit and intent of this local law, would not be visually offensive or inappropriate by reason of poor quality of exterior design, monotonous similarity or

visual discord in relation to the sites or surroundings, would not mar the appearance of the area, would not impair the use, enjoyment and desirability or reduce the values of properties in the area, would not be detrimental to the character of the neighborhood, would not prevent an appropriate development and utilization of the site or of adjacent lands and would not adversely affect the functioning, economic stability, prosperity, health, safety and general welfare of the community.

(e) Where the commission grants a certificate of appropriateness under circumstances where the permitted activity is likely to uncover or affect archaeological resources, the commission shall require reasonable efforts to protect and preserve such resources. Where such protection and preservation is not feasible, the commission shall nonetheless impose appropriate and reasonable conditions to insure that the archaeological resource is made accessible for a reasonable period to qualified persons.

(f) In approving an application for a certificate of appropriateness, the commission shall not review changes to exterior paint colors.

Section 15. Certificate of Appropriateness Application Procedure.

(a) Prior to the commencement of any work requiring a certificate of appropriateness, the property owner shall file an application for a building permit with the (Village/Town/City) Building Official and an application for such certificate with the commission.

(b) The application for certificate of appropriateness shall contain:

- i. name, address, and telephone number of applicant;
- ii. building permit application number as assigned by the building department
- iii. location and photographs of property;
- iv. elevation drawings of proposed changes, if available;
- v. perspective drawings, including relationship to adjacent properties, if available;
- vi. samples of building materials to be used, including their proposed color;
- vii. Where the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, and a plan showing the sign's location on the property; and any other information which the commission may deem necessary in order to visualize the proposed work.

(c) Upon receipt of all the information required herein, the commission shall deem the application complete and shall place the application on the agenda of the next meeting of the commission.

(d) Upon submission of a complete application, the commission shall have the authority to, without public hearing and notice:

- i. determine whether the proposed work constitutes ordinary maintenance and repair for which a certificate of appropriateness is not required;
- ii. approve work which is considered replacement-in-kind;
- iii. approve work that is of any other type that has been previously determined by the commission to be appropriate for delegation to staff.

(e) The commission is required to report to the Village/Town/City governing board on a monthly basis on all activities for which applications were submitted and decisions were made without any public hearing and notice.

Section 16. Certificate of Appropriateness Public Notice Requirements.

(a) Upon application for a certificate of appropriateness, public notice of the proposal shall be posted by the owner or owner's representative on the property for a minimum of ten days. This notice must remain in place until a decision to approve or deny the certificate of appropriateness has been made. The notice shall specify the proposed work, the time and place of the public hearing, and to whom and by when any public comments are to be communicated. The notice must be placed at or near the property line in the front yard so that it will be plainly visible from the street, and, in cases where a property has frontage on more than one street, an additional sign must be placed at or near the property line on any additional street frontage so that the sign will be plainly visible from the street on which it has such additional frontage.

(b) The commission shall hold a public hearing prior to rendering a decision on any application for a certificate of appropriateness. Notice of the public hearing shall be published in a newspaper of general circulation in the Village/Town/City at least 15 calendar days prior to the public hearing date. The notice shall specify the time and place of the public hearing, a brief description of the proposal, and the location where the proposal may be reviewed prior to the hearing. The property owner and any interested party may present testimony or documentary evidence regarding the proposal at the hearing, which will become a part of the record. The record may also contain staff reports, public comments, and other evidence offered outside of the hearing, but presented by the hearing date.

(c) Within 62 days after the close of the public hearing, the commission shall approve, approve with conditions or modifications, request additional information, or deny the certificate of appropriateness.

(d) In the event, however, that the commission shall make a finding of fact that the circumstances of a particular application require further time for additional study and information than can be obtained within the aforesaid 62-day period after close of the public hearing, then the commission shall have a period of up to one additional 62-day period from the date of any such finding within which to act upon such an applications.

(e) All decisions of the commission shall be in writing. A copy shall be sent to the applicant by certified mail/return receipt requested or courier service with proof of delivery or personal service with proof of delivery, and a copy filed with the (Building Official) and (Village/Town/City) clerk for public inspection, within ten days of the date of the decision. The commission's decision shall state the reasons for denying or modifying any application.

Section 17. Recommendation on a Temporary Moratorium on Land Use Approvals.

(a) Once the commission has received a complete application requesting a certificate of appropriateness it may request the municipal governing board to adopt a temporary moratorium prohibiting the issuance of any building permits or demolition permits, relating to any property or resource that is the subject of the application, by the (building official and/or other agencies) as long as the application is under active consideration by the commission and until the commission has made its decision.

(b) The commission's request for a temporary moratorium shall include the reasons the commission deems the imposition of such a temporary moratorium is in the best interest of the public or to preserve the historic landmark or district. Copies of the commission's request for imposition of a temporary moratorium shall be sent to the applicant by certified mail return receipt requested or hand delivered to the applicant's representative of record.

(c) An applicant for a certificate of appropriateness may petition the municipal governing board for the lifting of any temporary moratorium to allow certain work to proceed pending the commission's determination to approve, approve with modification(s) or to deny the application, if such work would not affect the historic features under consideration. The applicant shall send a copy of the petition with all supporting documents to the commission. Before the (Village/Town/City) governing board renders a decision on the applicant's petition, it shall hold a hearing if requested by the commission or member of the public.

(d) The certificate of appropriateness required by this local law shall be in addition to and not in lieu of any building permit or other land use approval that may be required by any other local law or regulation of the (Village/Town/City) of _____.

Section 18. Expiration of Approval; Extension of Approval

Certificates of appropriateness shall be valid for twenty four months, after which time the owner shall apply for a new certificate if he/she still wishes to undertake work on the property. At least two months prior to expiration of the twenty-four month period the owner may apply, in writing, for an extension and shall explain the reasons for the extension request. The commission may grant up to two extensions of six months each. A written application for an extension of a certificate of appropriateness approval shall not be considered an application for

a new certificate of appropriateness.

Section 19. Alteration Hardship Process and Criteria.

(a) An applicant whose certificate of appropriateness for a proposed alteration of a landmark property has been denied may apply for relief on the ground of economic hardship. In order to prove the existence of economic hardship related to a proposed alteration, the applicant shall establish that the denial of a certificate of appropriateness will prevent the property owner from earning a reasonable return on investment, regardless of whether that return represents the most profitable return possible.

(b) As promptly as is practicable after making a preliminary determination of hardship as provided in this local law, the commission, with the aid of such experts as it deems necessary, shall, in consultation with the applicant, endeavor to develop a plan whereby the improvement may be preserved and perpetuated in such manner as to effectuate the purpose of this local law, and also rendered capable of earning a reasonable return.

(c) Consultation; plan development. The applicant shall consult in good faith with the commission, local preservation groups, and other interested parties in a diligent effort to seek an alternative that will result in appropriate preservation of the property. The consulting parties may include interested purchasers, as well as preservation and other interested organizations, public agencies, developers, real estate agents and individuals who may be instrumental in developing an economically feasible solution.

(d) Economic Hardship; criteria. Following the denial of a certificate of appropriateness, the applicant may request a certificate of economic hardship. In all cases other than a proposed demolition, removal or relocation, the applicant shall prove the existence of economic hardship by demonstrating to the commission that: (1) the applicant cannot realize a reasonable return if compliance with the commission's decision is required, provided, however, that the lack of reasonable return is proven by the applicant to be substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested relief, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(e) The commission, in the granting of a certificate of economic hardship, shall grant the minimum terms deemed necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

(f) Public hearing.

i. The commission may hold a public hearing on the hardship application at which an opportunity will be provided for the applicant and public to present

their views on the hardship application.

ii. If no public hearing is held, the commission must render a decision on the hardship application within 62 days following its receipt of a complete application.

1. A complete application includes the conclusion of all activities under (c) initiated to consult with necessary parties to determine whether the property may be preserved or rehabilitated in a manner that alleviates the hardship that would otherwise result while substantially accomplishing the goals of this local law.

2. A complete application also includes receipt by the commission of all submissions necessary to meet the applicant's burden of proof.

iii. Following the submission of a complete application, the commission may schedule a public hearing within a reasonable time and determine within 62 days following to the close of any public hearing held on the application whether the applicant has met his or her burden of proof.

(g) Commission decision.

i. If the commission finds that the applicant's burden of proof has not been met, the commission shall deny the application for a certificate of economic hardship.

ii. If the commission finds that the applicant's burden of proof has been met, the commission shall issue a preliminary determination of landmarks or economic hardship within 62 days of the close of any public hearing held on the application or within 62 days after the commission has received a complete application.

iii. Within 62 calendar days following the commission's preliminary determination of economic hardship the commission must make a final determination.

iv. A decision of the commission on the hardship application shall be in writing and shall state the reasons for granting or denying it. A copy shall be sent to the applicant by certified mail/return receipt requested or courier service with proof of delivery or personal service with proof of delivery and a copy filed with the Village/Town/City clerk's office for public inspection.

(h) No building permit or other land use approvals shall be issued unless the commission grants the hardship application. If the hardship application is granted, the commission shall approve only such work as is necessary to alleviate the hardship.

Section 20. Demolition, Removal, or Relocation of Landmark Buildings.

(a) Demolition of an individual landmark or of a structure located in and contributing to the significance of a historic district shall be allowed only in case of economic hardship, unless the building department, upon due deliberation has made an express written

finding that the structure presents an imminent threat to the public health, safety and welfare.

(b) Any person desiring to demolish a designated historic building shall first file an application for a historic building demolition permit with the building department and an application for such certificate with the commission. An applicant must submit the following items:

- i. Current level of economic return;
- ii. Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased;
- iii. Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- iv. Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years;
- v. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations;
- vi. All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- vii. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other;
- viii. Any state or federal income tax returns relating to the property for the last two years;
- ix. Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding: (a) any real estate broker or firm engaged to sell or lease the property, (b) reasonableness of price or rent sought by the applicant, or (c) any advertisements placed for the sale or rent of the property;
- x. Feasibility of alternative uses for the property that could earn a reasonable economic return;
- xi. Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation;
- xii. Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;
- xiii. Estimated market value of the property: (a) in its current condition; (b) after completion of the proposed alteration or demolition; and (c) after renovation of the existing property for continued use;

- xiv. Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation;
- xv. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property; and
- xvi. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

(c) Demolition of any such building may be approved only in connection with approval of a replacement project.

(d) The commission shall hold a public hearing and shall take one of the following actions:

- i. Approve the demolition permit in conformance with the provisions of Section 21 of this local law;
- ii. Approve the demolition hardship permit subject to a waiting period of up to one hundred twenty days to consider relocation/documentation;
- iii. Deny the permit.

(e) During the continuance period, the commission may investigate relocation of the building (on site) or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.

Section 21. Demolition, Removal or Relocation Hardship Criteria

(a) Certificate of appropriateness for demolition, removal or relocation. An applicant whose certificate of appropriateness for a proposed demolition, removal or relocation of a landmark, resource or property has been denied may apply for relief on the ground of economic hardship. In order to prove the existence of economic hardship sufficient to justify demolition, removal, or relocation, the applicant shall establish that the denial of a certificate of appropriateness will prevent the property owner from earning a reasonable return on investment, regardless of whether that return represents the most profitable return possible.

(b) Certificate of Appropriateness for demolition. The applicant for a certificate of appropriateness for demolition must establish to the commission's satisfaction, an imminent plan of reuse or redevelopment of the affected property. The applicant for an income-producing property shall establish that:

- i. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
- ii. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- iii. efforts to find a purchaser interested in acquiring the property and

preserving it have failed.

iv. In deciding upon such application for removal, relocation or demolition, the commission may consider whether the owner has created his own hardship through waste and neglect, thereby permitting the property to fall into a serious state of disrepair.

(c) Before approving the removal, relocation or demolition of an individual landmark or structure within a historic district, the commission may suspend the application for up to one hundred and eighty (180) days to allow the applicant to consult in good faith with the commission, local preservation groups, and the public in a diligent effort to seek a less intrusive alternative to demolition.

Section 22. Affirmative Maintenance and Repair Requirement

(a) Ordinary maintenance; repair.

- i. Nothing in this local law shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a historic landmark or property within a historic district that does not involve a change in design, building materials, color or outward appearance.
- ii. The commission may evaluate and decide, without public hearing, whether or not proposed work constitutes ordinary maintenance and repair or requires a certificate of appropriateness.

(b) No owner or person with an interest in real property designated as an individual landmark or included with an historic district shall permit the property to fall into a serious state of disrepair. Maintenance shall be required, consistent with the Property Maintenance Code of New York State Uniform Fire Prevention and Building Code and all other applicable local regulations.

(c) Every owner or person in charge of an improvement on a landmark site or in an historic district shall keep in good repair:

- i. all of the exterior portions of such improvements and
- ii. all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to deteriorate, decay or become damaged or otherwise to fall into a serious state of disrepair.

Examples of types of prohibited disrepair include, but are not limited to:

1. deteriorated or crumbling exterior plasters, mortar or facades;
2. deteriorated or inadequate foundation;
3. defective or deteriorated flooring or floor supports or any structural floor members of insufficient size to carry imposed loads with safety;
4. deteriorated walls or other vertical structural supports that split, lean, list or buckle due to defective material or deterioration;
5. members of ceilings, roofs, ceiling and roof supports or other

horizontal members which sag, split or buckle due to defective material or deterioration or are of insufficient size to carry imposed loads;

6. ineffective or inadequate waterproofing of exterior walls, exterior chimneys, roofs, foundations or floors, including windows or doors, which may cause or tend to cause deterioration, decay or damage;

7. defective or insufficient weather protection for roofs, foundation or exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering, which may cause or tend to cause deterioration, decay or damage;

8. fireplaces or chimneys which list, bulge or settle due to defective material or deterioration or are of insufficient size or strength to carry imposed loads with safety;

9. any fault or defect in the building or structure which renders it not properly watertight or otherwise compromises the life and character of the building or structure.

(d) Interiors: Every owner or person in charge of an improvement to an interior landmark shall keep in good repair:

- i. all portions of such interior landmark and
- ii. all other portions of the improvement which, if not so maintained, may cause or tend to cause the interior landmark contained in such improvement to deteriorate, decay, or become damaged or otherwise to fall into a serious state of disrepair.

(e) Every owner or person in charge of a scenic landmark shall keep in good repair all portions thereof.

Section 23. Enforcement and Violations; Penalties

(a) All work performed pursuant to a certificate of appropriateness issued under this local law shall conform to the requirements expressly stated in the certificate or reasonably implied there from. It shall be the duty of the building inspector to periodically inspect any such work to assure compliance with the certificate and all applicable law. In the event any requirement included in the certificate of appropriateness has not been met, or upon notification of that fact by the historic preservation commission, the building inspector shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

(b) Any owner or person in charge of a property who demolishes, alters, constructs, or permits a designated property to fall into a serious state of disrepair in violation of this local law in the absence of a certificate of appropriateness, a finding of economic

hardship, or other approval by the commission, may be required by the Village/Town/City governing board to restore the property and its site to its appearance prior to the violation.

(c) If, in the judgment of the commission, a violation of this local law exists that will result in a detrimental effect upon the life and character of a designated historic resource, landmark, property or on the character of a historic district as a whole, the commission shall notify the building inspector. If, upon investigation, the building inspector finds non-compliance with the requirements of the Property Maintenance Code of the New York State Fire Prevention and Building Code, or any other applicable law or regulation, the building inspector shall order such remedies as are necessary and consistent with this local law and shall provide written notice thereof to the secretary of the commission.

(d) Penalties. A violation of this local law is deemed an offense punishable by a fine, imprisonment or both, as follows:

- i. First Offense: A first conviction for violation of this local law may result in a fine not exceeding \$350 or imprisonment for a period not to exceed six months, or both;
- ii. Second Offense: A second conviction for violation of this local law, if the occurrence that leads to conviction began within a period of five years from the date of first conviction, may result in a fine not less than \$350 nor more than \$700 or imprisonment for a period not to exceed six months, or both;
- iii. Third Offense: A conviction for a third or subsequent offense all of which were committed within a period of five years from when the occurrence leading to the first conviction began, shall include a fine of not less than \$700 nor more than \$1000 or imprisonment for a period not to exceed six months, or both.
- iv. In addition to any penalties imposed under this local law, continued violations of this local law shall be punishable in any other manner provided under other local regulations, and state and federal law.

(e) The commission shall notify the Village/Town/City governing board of an enforcement matter arising under this local law and shall refer it to the Village/Town/City attorney. Action to enforce this local law shall be brought by the (Village/Town/City) attorney or other attorney designated by the Village/Town/City governing board. Civil remedies authorized under Section 23 of this local law shall be in addition to and not in lieu of any criminal prosecution and penalty.

Section 24. Appeals.

Any person aggrieved by a decision of the commission relating to a certificate of economic hardship or a certificate of appropriateness may, within 15 days of the decision, file a written appeal to the Village/Town/City governing board for review of the decision. Appellate review

shall be based on the same record that was before the commission and using the same criteria in this local law.

Section 25. Definitions

As used in this local law, the following words and phrases have the following meaning:

Acquisition: The act or process of acquiring fee title or other interest in real property, including acquisition of development rights or remainder interest.

Addition: Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure.

Alteration: Any act or process, other than demolition or preventative maintenance, that changes the exterior appearance of significant historical or architectural features, or the historic context of a designated landmark, including, but not limited to, exterior changes, additions, new construction, erection, reconstruction, or removal of the building or structure, or grading.

Appropriate: Especially suitable or compatible.

Architectural Significance: The quality of a building or structure based on its date of erection, style and scarcity of same, quality of design, present condition and appearance or other characteristics that embody the distinctive characteristics of a type, period or method of construction.

Building: Any construction created to shelter any form of human use, such as a house, garage or barn, and which is permanently affixed to the land. Building may also refer to a historically related complex, such as a house and a barn.

Building Official: The person, or his or her designee, authorized to grant permits for construction, alteration, and demolition pursuant to the codes adopted by the (Village/Town/City).

Building Inspector: The person, or his or her designee, authorized and certified to enforce the New York State Fire Prevention and Building Code. The person, or his or her designee, who is also authorized by the Village/Town/City governing board to enforce this local law, except where another official is expressly authorized.

Certificate of Appropriateness: An official form issued by the (Village/Town/City) commission stating that the proposed work on an designated historic landmark is compatible with the historic character of the property and thus in accordance with the provisions of this local law and therefore: (1) the proposed work may be completed as specified in the certificate; and (2) the (Village/Town/City)'s departments may issue any

permits needed to do the work specified in the certificate.

Certificate of Economic Hardship: An official form issued by the commission when the denial of a certificate of appropriateness has deprived, or will deprive, the owner of the property of all reasonable use of, or economic return on, the property.

Change: Any alteration, demolition, removal or construction involving any property subject to the provisions of this local law.

Character: Defined by form, proportion, structure, plan, style or material. General character refers to ideas of design and construction such as basic plan or form. Specific character refers to precise ways of combining particular kinds of materials.

Compatible: In harmony with location, context, setting, and historic character.

Commission: The historic preservation commission established pursuant to section 4 of this article.

Construction: The act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Demolish: Any act or process that removes or destroys in whole or in part a building, structure, or resource.

Demolition Permit: A permit issued by the building official allowing the applicant to demolish a building or structure, after having received a certificate of demolition approval from the commission.

Evaluation: The process by which the significance and integrity of a building, structure, object, or site is judged by an individual who meets the professional qualification standards published by the National Park Service at 36 CFR Part 61 as determined by the State Historic Preservation Office, using the designation criteria outlined in Article 11 of this local law.

Exterior Architectural Features: The architectural style, design, general Arrangement and components of all of the outer surfaces of any building or structure.

Feature: Elements embodying the historical significance or architectural style, design, general arrangement and components of all of the exterior surfaces of any landmark or historic resource, including, but not limited to, the type of building materials, and type and style of windows, doors, or other elements related to such landmark or historic resource.

Governing board or municipal governing board: The law making or legislative body of a city, town, village or county. In towns, the governing board is the town board; in villages, the village board of trustees; in cities, the common council or the city council; and, in counties, the county legislature or the board of supervisors.

Historic Context: A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area.

Historic District - Local: An area designated as a historic district by this historic preservation local law, and which contains within definable geographic boundaries a significant concentration, linkage or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. An historic district designated under this local law shall not to be construed as a zoning district of the (Village/Town/City), and nothing contained herein shall be construed as authorizing the commission to adopt a law, by-law or regulation that regulates or limit the height and bulk of buildings, regulates and determine the area of yards, courts and other open spaces, regulates density of population or regulates or restricts the locations of trades and industries or creates zoning districts for any such purpose.

Historic Fabric: Original or old building materials (masonry, wood, metals, marble) or construction.

Historic Integrity: The retention of sufficient aspects of location, design, setting, workmanship, materials, feeling or association for a property to convey its historic significance.

Historic Landmark: A building, district, site, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.

Historic Resource: Any evaluated building, structure, object, or site that potentially meets the designation criteria outlined in Section 11.

Historic Preservation Commission: The Historic Preservation Commission appointed by the (Village/Town/City) governing board for the (Village/Town/City) of _____.

Historic Property: A district, site, building, structure, or object significant in American history, architecture, engineering, archeology, or culture at the national, state, or local level.

Historic Resources Survey: a) the process of systematically identifying, researching, photographing, and documenting historic resources within a defined

geographic area, and b) the resulting list of evaluated properties that may be consulted for future designation. For the purpose of this local law, all surveys shall be conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, as may be amended.

Historic Significance: The quality of a place, site, building, district or structure based upon its identification with historic persons or events in the (Village/Town/City) of _____.

Integrity: The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

Interior Landmark: Interior landmarks are noted for the portions of their interior that are open to the public.

Inventory: A list of historic properties determined to meet specified criteria of significance.

Landmark: Any building, structure or site that has been designated as a “landmark” by the (Village/Town/City) governing board, pursuant to procedures described in Section 11 that is worthy of preservation, restoration or rehabilitation because of its historic or architectural significance.

Landmark Alteration Permit: A permit approving an alteration to or demolition of a landmark, or demolition of a historic resource listed in the heritage resource inventory pursuant to the provisions of this local law.

Listing: The formal entry or registration of a property.

Maintain: to keep in an existing state of preservation or repair.

Minor work: Any change, modification, restoration, rehabilitation, or renovation of the features of an historic resource that does not materially change the historic characteristics of the property.

Move: Any relocation of a building or structure on its site or to another site.

National Register Criteria: The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

National Register of Historic Places: The official inventory of the nation’s historic properties, districts, sites, districts, structures, objects and landmarks which are significant in American history, architecture, archaeology, and culture, maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the

National Historic Preservation Act of 1966 (16 USC. 470 et seq., 36 CFR Sections 60, 63, as may be amended).

Non-contributing: A feature, addition or building, structure, object or site which does not add to the sense of historical authenticity or evolution of an historic resource or landmark or where the location, design, setting, materials, workmanship, history, and/or association of the feature, addition or building, structure, object or site has been so altered or deteriorated that the overall integrity of that historic resource or landmark has been irretrievably lost.

Object: Constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Examples include boundary markers, mileposts, fountains, monuments, and sculpture. This term may include landscape features.

Owner: Those individuals, partnerships, corporations, or public agencies holding fee simple title to property, as shown on the records of the (Property Records Section) of the (Village/Town/City).

Period of Significance: The length of time when a property was associated with important events, activities, or persons, or attained characteristics which qualify it for landmark status. Period of significance usually begins with a date when significant activities or events began giving the property its historic significance; this is often a date of construction.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preventative maintenance: Any work to prevent deterioration or damage to the structural integrity or any exterior feature of a landmark or historic resource that does not involve a change in design, material or exterior appearance. Such work includes, but is not limited to, painting, roof repair, foundation or chimney work, or landscape maintenance.

Property Type: A grouping of individual properties based on a set of shared physical or associative characteristics.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features of the property which convey its historical, architectural and cultural values.

Repair: Acts of ordinary maintenance that do not include a change in the design, material, form, or outer appearance of a resource, such as repainting. This includes methods of stabilizing and preventing further decay, and may incorporate replacement in-kind or refurbishment of materials on a building or structure.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Retain: The act of keeping an element, detail or structure and continuing the same level of repair to aid in the preservation of elements, sites, and structures.

Reversible: An addition which is made without damage to the project's original condition.

Scenic Landmark: Scenic landmarks encompass structures that are not buildings, such as bridges, piers, parks, cemeteries, sidewalks, clocks, and trees.

Secretary of the Interior's Standards for the Treatment of Historic

Properties: Principles developed by the National Park Service (36 CFR 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties. The Secretary of the Interior Standards for the Treatment of Historic Properties may also be referred to in this local law as "Secretary of the Interior's Standards."

Significant: Having particularly important associations with the contexts of architecture, history and culture.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, structures or other objects. Examples of a site are a battlefield, designed landscape, trail, or camp site.

Stabilization: The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Structure: Any assemblage of materials forming a construction framed of component structural parts for occupancy or use, including buildings.

Style: A type of architecture distinguished by special characteristics of structure or ornament and often related in time; also a general quality of distinctive character.

Undertaking: Any project or other action involving the expansion, modification, development or disposition of the physical plant or any site or building.

Section 26. Severability

If any section, subsection, subdivision, paragraph, clause or phrase in this local law, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this local law, or any part thereof. The (Village Board of Trustees/Town Board/City or Common Council) hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase of this local law, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

APPENDIX C

Bedford Village Historic District List

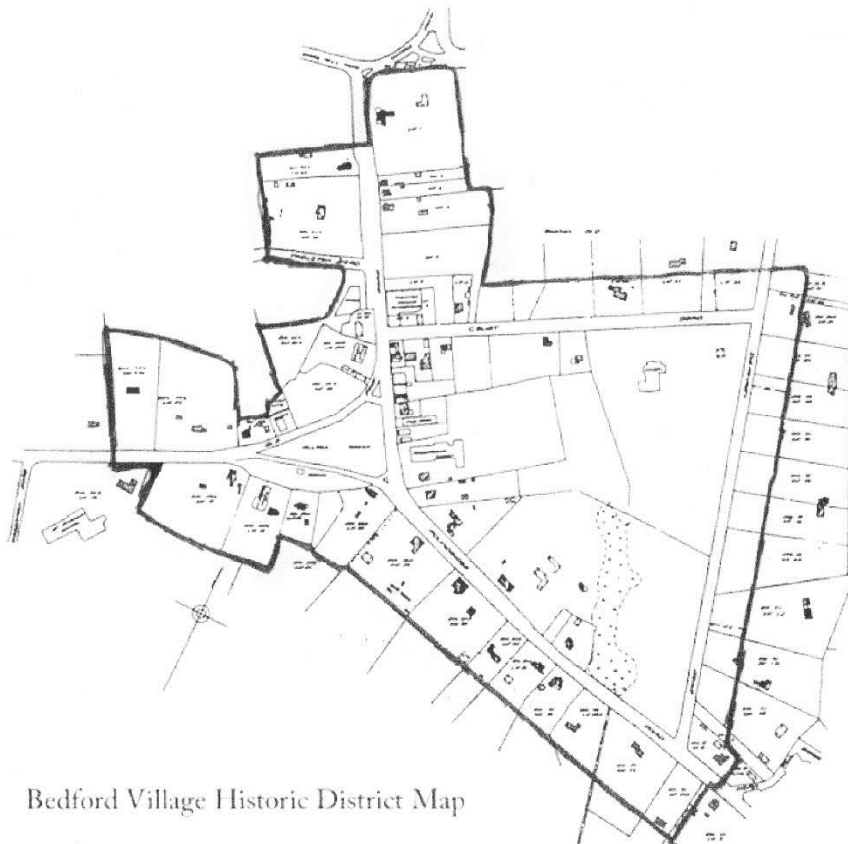
* properties listed as part of the BVHD, but not included on the published map

[] properties included on the published map of the BVHD, but not listed

[3-7 Court Rd]	13 Pound Ridge Rd
11-15 Court Rd	17 Pound Ridge Rd
12 Court Rd	25 Pound Ridge Rd
20 Court Rd	37 Pound Ridge Rd
27 Court Rd	38 Pound Ridge Rd
30 Court Rd	47-51 Pound Ridge Rd
31 Court Rd	58 Pound Ridge Rd
37 Court Rd	59 Pound Ridge Rd
38 Court Rd	62 & 66 Pound Ridge Rd
45 Court Rd	65 Pound Ridge Rd
(Bedford Central School District)	69 Pound Ridge Rd
46 Court Rd	77 Pound Ridge Rd
	85 Pound Ridge Rd
497 Old Post Rd	[95 Pound Ridge Rd]
582 Old Post Rd	[98 Pound Ridge Rd]
594 Old Post Rd	
602 Old Post Rd	6 Seminary Rd
608 Old Post Rd	12 Seminary Rd
(Bedford Historical Society)	17 Seminary Rd
[612-614 Old Post Rd]	21 Seminary Rd
615 Old Post Rd	37 Seminary Rd
(Town of Bedford)	65 Seminary Rd
[617-621 Old Post Rd]	71 Seminary Rd
[625-629 Old Post Rd]	81-85 Seminary Rd *
[633-647 Old Post Rd]	82 Seminary Rd
634 Old Post Rd	94 Seminary Rd *
640 Old Post Rd	100 Seminary Rd *
644 Old Post Rd	101 Seminary Rd *
653 Old Post Rd	107 Seminary Rd *
655 Old Post Rd	
657 Old Post Rd	30 Village Green
662 Old Post Rd	(AKA 26-28 Village Green)
667 Old Post Rd	32 & 38 & 40 Village Green
670 Old Post Rd	(Bedford Historical Society)
672 Old Post Rd *	34 Village Green
683 Old Post Rd *	(Bedford Village Fire District)
	44 & 48 Village Green
	(Bedford Presbyterian Church)
7-9 Pound Ridge Rd	50 Village Green
(St Patrick's R.C. Church)	

APPENDIX D

Bedford Village Historic District Map



Bedford Village Historic District Map

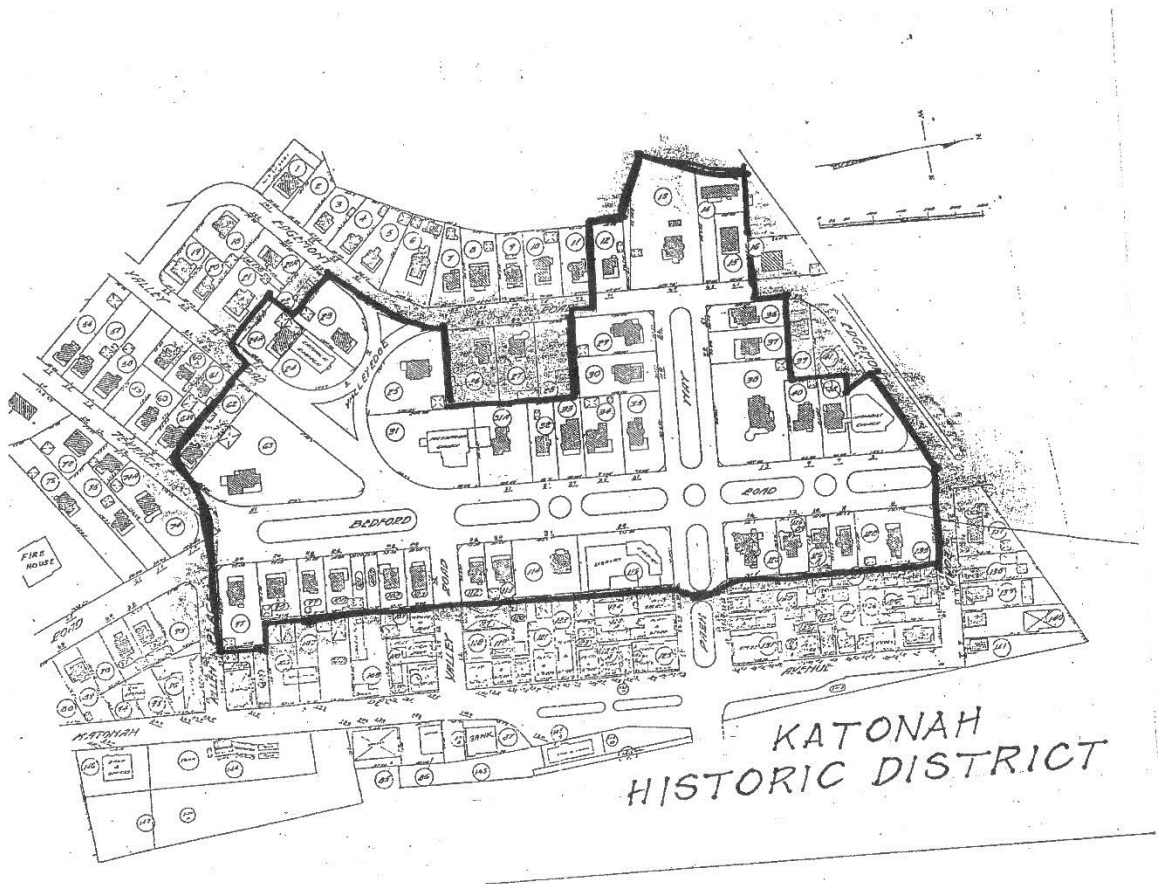
APPENDIX E

Katonah Historic District List

4 Bedford Road	
7 Bedford Road	United Methodist Church
8 Bedford Road	
9 Bedford Road	
10 Bedford Road	
12 Bedford Road	
13 Bedford Road	First Church of Christ, Scientist
16 Bedford Road	
21 Bedford Road	
25 Bedford Road	
26 Bedford Road	Katonah Village Library
27 Bedford Road	
29 Bedford Road	
30 Bedford Road	
31 Bedford Road	First Presbyterian Church
34 Bedford Road	
36 Bedford Road	
42 Bedford Road	
46 Bedford Road	
48 Bedford Road	
50 Bedford Road	
51 Bedford Road	The Katonah Professional Building, Inc.
54 Bedford Road	
61 Edgemont Road	
67 Edgemont Road	
71 Edgemont Road	
86 Edgemont Road	First Presbyterian Church
48 Parkway	
49 Parkway	
51 Parkway	
52 Parkway	
2 Valley Edge	St. Mary of the Assumption Catholic Church (Church)
4 Valley Edge	
36 Valley Road	
55 Valley Road	St. Mary of the Assumption Catholic Church (Old Rectory)

APPENDIX F

Katonah Historic District Map



APPENDIX G

List of structures moved from Old Katonah

Compiled by the Historic Building Preservation Commission, October 2015

ADDRESS		STATUS *	NOTES	OWNER (c 1900)	SOURCE **
	Anderson		house in the diorama #16 appears similar to the house now at 6 Anderson (further research needed)	Charles Jaycox	Duncombe (no #); diorama key
	Anderson		(further research needed)	"Methodist Parsonage (old)"	Duncombe (no #)
2	Anderson	m		Oliver Hubbard	Duncombe
6	Anderson	√	may be the Charles Jaycox house depicted in the diorama #16 (see "Anderson" above)		
8	Anderson	m		George Ray	Duncombe
16	Anderson		"lumber used to build 16 Anderson"; current tax address is 16-18 Anderson, but Duncombe lists 16 and 18 as two separate properties	Methodist Church	Duncombe
18	Anderson	m	tax address is 16-18 Anderson, but Duncombe lists 16 and 18 as two separate properties; image of Carpenter house in Duncombe p.105 is the house now at 18 Anderson	Dr.W.J.Carpenter	Duncombe
26	Anderson	m		Thomas Lyon	Duncombe
35	Anderson	√	DEMOLISHED—current structure is 1985	Green Hotel	Duncombe
36	Anderson	√	DEMOLISHED—current structure is 1940	Henry Parent	Duncombe
69	Anderson	m		George Tuttle	Duncombe
8	Bedford Rd	KHD		Methodist Parsonage	Duncombe, KVIS
10	Bedford Rd	KHD		James Williams	Duncombe, KVIS
12	Bedford Rd	KHD		Dr.C.E.Wickware	Duncombe, KVIS
21	Bedford Rd	KHD	AKA 23 Bedford Rd	Samuel B. Hoyt	KVIS
23	Bedford Rd	KHD	SEE 21 Bedford Rd (Duncombe lists as 23, but tax address is 21)	Samuel B. Hoyt	Duncombe
31	Bedford Rd	KHD	(now connected to the Church)	Presbyterian Manse	Duncombe; KVIS
121	Bedford Rd		DEMOLISHED?—now part of 111 Katonah Professional building	Phebe Haight	Duncombe
127	Bedford Rd	√	the two structures on what is now 127 Bedford Rd appear on the 1930 & 1917 maps; Duncombe p.411 lists houses moved by Hunt, including "the present house at 121 Bedford Rd and the one in back on Congdon Lane"; this description matches the arrangement at 127 Bedford Rd (further research needed)	if Albert Hoyt this would be one of two houses on Congdon identified by Duncombe; in 1932 was owned by Donald Congdon	
128	Bedford Rd		DEMOLISHED—commercial shopping center	Zeno Hoyt	Duncombe
	Bedford Rd		as per notice in the Katonah Times (Nov 16, 1900) George Lovejoy moved into a newly 'remodeled' house on Mt. Kisco Rd purchased from Edward Haines, formerly the house of Mrs. A.E. Truan in old Katonah; addresses with late 19th c dates are 386, 394, 414, 426 Bedford Rd; as per old assessor card, 412 was owned by an E.C.Haines sometime before 1930 (further research needed)	Edward Haines; sold to George Lovejoy in 1900	Dick Schmitt, citing the Katonah Times
	Congdon Ln		SEE 55 Hillside (part of what was once Congdon Ln is now Hillside Ave)	Daniel Purdy	Duncombe (no #)
	Congdon Ln		the 2nd of two properties identified by Duncombe on Congdon with no #, one owned by Albert Hoyt, one by Daniel Purdy; diorama #57 (Albert Hoyt as per diorama key) depicts a very square, flat-roofed, 3-story building on RR Ave East in old Katonah; there seems to be no similar building existing now on Congdon or Hillside	Albert Hoyt	Duncombe (no #)

ADDRESS		STATUS *	NOTES	OWNER (c 1900)	SOURCE **
8	Congdon Ln	m	the structure at 8 Congdon Lane is shown on the 1930 and 1917 maps; 1943 appraisal letter to Supervisor Barrett "building moved to present site (a distance of mile or more)" (documents provided by Dick Schmitt); if owned by Albert Hoyt, this would be the 2nd of the two houses on Congdon identified by Duncombe, diorama house #57 (Albert Hoyt as per diorama key) looks nothing like this structure (see Duncombe - "Albert Hoyt" above)	Albert Hoyt? In 1932 was owned by Emma D. Dingee (wife of John Dingee)	
3-5	Edgemont	√	1890s as per KVIS & assessor; an owner/tenant at one time reported that the structure was moved from old Katonah (further research needed)	R.D. Knapp for Katonah Publishing	
5-7	Edgemont		SEE 5-7 Katonah Ave; listed in Duncombe as "5-7 Edgemont & Katonah Ave"	Moses Benedict	Duncombe
7-11	Edgemont		SEE 13 Edgemont (7-11 is the street address, 13 is tax map address)	Fletcher Lent	KVIS
13	Edgemont	m	AKA 7-11 Edgemont (7-11 is the street address, 13 is tax map address)	Fletcher Lent	Duncombe
19-21	Edgemont	m	Duncombe lists 21 Edgemont, now 19-21 Edgemont	Reading Room	Duncombe, KVIS
22	Edgemont	m		Henry Deacon	Duncombe, KVIS
35-37	Edgemont	m	Duncombe lists as 37 Edgemont, now 35-37 Edgemont as per tax map; KVIS lists 37 as moved a short way from Woodsbridge Rd (not from old Katonah); both Duncombe and KVIS identify the owner as Huldah Whitlock	Huldah Whitlock	Duncombe
57	Edgemont	m	converted to a home; W.H. Robertson barn moved to "Edgemont between Parkway and Greenville Rd" as per Duncombe; 57 Edgemont as per diorama key	Robertson barn	diorama key; Duncombe (no #)
79	Edgemont	m		Thomas S. Smith	Duncombe
81	Edgemont	m	the house at 81 looks like the Albert Hoyt house #57 in the Kelly's diorama of old Katonah, NOT the Hoyt Brothers Store pictured in Duncombe p.150	Hoyt Brothers Furniture Store	Duncombe
85	Edgemont		SEE 87 Edgemont (no such address as 85 Edgemont)	W.H. Robertson	Duncombe
87	Edgemont	m	the structure referenced by Duncombe as 85 Edgemont (there is no current address between 83 and 87); 83 Edgemont is 1908, 87 Edgemont is 1870s; confirmed as 87 by diorama key	Judge Robertson	diorama key
95	Edgemont	m		F.W. Gorham	Duncombe
99	Edgemont	m		John W. Hallett	Duncombe
101	Edgemont	√	moved from Cross River as per Duncombe; seriously damaged in Hurricane Floyd (further research needed to determine extent of historic fabric)	Frank Reynolds	Duncombe
53D	Greenville	m	Ebenezer Purdy house #33 on diorama is depicted as a large square 2.5-story house with cupola, flat roof, paired round-top windows, a close match with the existing house at 53D Greenville	Ebenezer Purdy	Duncombe (no #)
53C	Greenville	m	Leemon Brundage house #47 on diorama is a very small 1-1/2 story house, assumed to be 53C Greenville with later modifications; 53C built c.1877 and moved from old Katonah as per Historian's office	Leemon Brundage	Duncombe (no #)

ADDRESS		STATUS *	NOTES	OWNER (c 1900)	SOURCE **
53E	Greenville	m	Dr. Carpenter's barn moved to Greenville Rd and house moved to 18 Anderson as per diorama key; barn associated with 53D Greenville (both moved from old Katonah) as per Historian	Dr. Carpenter's barn	diorama key
36	Hillside	√	36 Hillside is listed in a 2015 real estate ad as including an "antique barn" that was moved from Old Katonah (further research needed)		2015 real estate ad
43	Hillside	m	as per Katonah Times, June 24, 1898, "James Dingee purchased at auction from Dr. McCloskey (of old Katonah), moved by Hunt; 43 Hillside is the current address of the house associated with James Dingee (as per Dingee family and Dick Schmitt, who grew up in the back house on 46-48); in 1911, James Dingee, widower, sells to A. Elliott Kellogg (deed records from D.Schmitt)	James Dingee; purchased by A. Elliott Kellogg in 1911	Dick Schmitt
55	Hillside	m	Duncombe identifies the house of Daniel Purdy as on Congdon (no #); Duncombe p411 reports Fred Hunt moved the Daniel Purdy house by "The Cut" (in Old Katonah) to a place behind the Charles Robertson home (131 Bedford Road), i.e., the location that is now 55 Hillside; also documented as moved from Old Katonah by Dick Schmitt (who grew up in the back house on 46-48) i.e., Ms. Barbara Gullen (currently living in Waccabuc--age 90) has a photo of this house being moved; D.Schmitt confirms part of what was once Congdon Ln is now Hillside Ave	Daniel Purdy	Duncombe (Daniel Purdy on Congdon Ln, no # and p.411); Dick Schmitt family history
29-31	Huntville Rd	m	listed as 27-29 Huntville by Duncombe; 29-31 Huntville as per tax map	Railroad Station	Duncombe
5-7	Katonah Ave	m	Duncombe calls this "5-7 Edgemont & Katonah Ave"; tax address is 5 Katonah Ave., St. address is 5-7 Katonah Ave	Moses Benedict	Duncombe, KVIS
29	Katonah Ave	m		Jere Lyon	Duncombe, KVIS
113	Katonah Ave	m		Drugstore	Duncombe, KVIS
119-123	Katonah Ave		SEE 121 Katonah Ave (KVIS lists as 119-123, but tax map address is 121)	Romaine Ritchie	KVIS
121	Katonah Ave	m	AKA 119-121-123	Romaine Ritchie (barber shop)	Duncombe
155	Katonah Ave	m	AKA 151-155-157 (KVIS lists as 151-157 Katonah Ave, but tax map address 155); as per KVIS—was millinery in old Katonah, then greatly expanded after move to be Van Tassel's Provision Store, nearly destroyed in 1902 fire; Duncombe p206 "In 1896 the Van Tassel building was dismantled and rebuilt on a new site on the southwest corner of Valley Rd and Katonah Ave and enlarged."	millinery	KVIS
45	New St	√	Isaac Hait and Hunt appear in the property records—Hait owned a house out on Cross River (not old Katonah) and Hunt purchased an # of houses in old Katonah and moved them; inspection of basement suggests foundations may be older than turn of the century (further research needed) (not on diorama key)	Isaac Hait	Duncombe (no #)
11	Nightingale Rd	m		Myron Silkman	Duncombe

	ADDRESS	STATUS *	NOTES	OWNER (c 1900)	SOURCE **
33	North St	m		Seth Jones	Duncombe
41	North St	m		Philip Dexter	Duncombe
48	Parkway	KHD		James Hoyt	Duncombe, KVIS
24	Summit Rd	m	Duncombe gives no#, but 24 is the only c.1900 house on Summit and the massing is a good match for the Horton house #56 depicted in the diorama	Wallace Horton	Duncombe (no #); diorama key
12	The Terrace	m		Henry Kellogg	Duncombe
22	The Terrace	m		Dr. J.F. Chapman	Duncombe, KVIS
36	The Terrace	m		Albert Lyon	Duncombe
50	The Terrace		no such address (1 and 2 Terrace Heights are between 42 and 56 The Terrace); diorama #39 depicts a long narrow building on RR Ave West (in agreement with Duncombe); according to KVIS brochure the Charles Avery Hardware Store in old Katonah was purchased by Henry W. Kellogg in 1887, first known as Kellogg & Mead, then Kelloggs & Lawrence in 1919; KVIS does not indicate the building was moved (further research needed)	Charles Avery Hardware Store	Duncombe; diorama key
2	Valley Edge	KHD	church (disassembled and moved); this tax lot now includes the attached Benedict house, once a separate lot, 55 Valley)	St. Mary's Church	Duncombe, KVIS
4	Valley Edge	KHD		Lewis Miller	Duncombe, KVIS
	Valley Rd		DEMOLISHED (as per diorama key and Duncombe p.110)	Horace Searles (St. Mary's School site)	Duncombe; diorama key
26-32	Valley Rd	m	listed by Duncombe as 26; 26-32 as per assessor	Edgar Hitt Blacksmith Shop	Duncombe
55	Valley Rd	KHD	SEE 2 Valley Edge (old parish house, now attached to church); listed as 55 Valley by Duncombe and KVIS, but as per tax map is now 2 Valley Edge	Joseph Benedict	Duncombe, KVIS
119	Valley Rd	√	tax lot 119 now includes two structures; diorama #53 depicts a simple 2-story gable roof house that could be the smaller structure at street address 119 (further research needed)	Mary Rogers	Duncombe; diorama key
37	Wildwood	m		Henry Parent	Duncombe
22	Woodsbridge Rd	m		W.P. Van Tassel	Duncombe
24	Woodsbridge Rd	m		John French	Duncombe

* Status: √ = on the *Survey of Historic Buildings* in the Town of Bedford

m = noted as "moved from old Katonah" on the *Survey of Historic Buildings* in the Town of Bedford

KHD = in the Katonah Historic District

** Source: Duncombe = Frances Duncombe, *Katonah: The History of a New York Village and its People* (1961)

KVIS = Katonah Village Improvement Society, *Katonah: A Walking Tour* (2009)

diorama key = Key to Numbered Buildings on the diorama of old Katonah created by the late Katharine B. Kelly
(Diorama and draft Key to Numbered Buildings held at the Katonah Historical Museum)